THE REGIONAL OFFICIAL POLICIES PLAN

The REGIONAL MUNICIPALITY of WATERLOO

CONSOLIDATION OF POLICIES

THE REGIONAL OFFICIAL POLICIES PLAN

This Official Plan of the Waterloo Planning Area includes:

1. The Official Plan of the Waterloo Planning Area as adopted by Regional Council by By-law Number 76-76, passed on the 7th of December 1976 and approved by the Minister of Housing on the 7th of December 1976.
2. Sections of the Plan referred by the Minister of Housing to the Ontario Municipal Board and approved by the Ontario Municipal Board on the 2nd of February 1978.
3. The following Official Plan Amendments adopted by Regional Council and approved by the Minister of Housing.

Amendment	By-law Number Date of Adoption	Date of Minister's Approval
No. 1*	#3-79 January 11, 1979	July 20, 1979
No. 2	#36-79 July 19, 1979	(Not approved. Policies incorporated into Amendment No. 3)
No. 3	#7-81 January 29, 1981	November 10, 1981

* Approved as modified by the Minister

BY-LAW NUMBER 76-76
of
THE REGIONAL MUNICIPALITY OF WATERLOO

A By-law to adopt the Regional Official
Plan for the Waterloo Planning Area

The Council of the Regional Municipality of Waterloo in accordance with Section 95 (2) of The Regional Municipality of Waterloo Act, S.O. 1972, Chapter 105, and with Section 13 (2) of The Planning Act, R.S.O. 1970, Chapter 349, hereby enacts as follows:

1. That the attached explanatory text, policy statements, maps and tables, designated as Schedule "A" is hereby adopted as The Official Plan for the Waterloo Planning Area.

2. The Regional Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the aforementioned according to Section 14 (1) of The Planning Act, R.S.O. 1970, Chapter 349.

3. This by-law shall come into force and take effect on the day of final passing thereof.

By-law read a first and second time this 7th day of December, A.D. 1976.

Read a third time and finally passed in the Council Chambers of The Regional Municipality of Waterloo, this 7th day of December, A.D. 1976.

CLERK

CHAIRMAN

PASSED: December 7, A.D. 1976

BY-LAW NUMBER 76-76

of

THE REGIONAL MUNICIPALITY OF WATERLOO

A By-law to adopt the Regional Official Plan for the Waterloo Planning Area.

ELMER L. MOORE,
Regional Solicitor,
Marsland Centre,
Waterloo, Ont.

THE OFFICIAL PLAN OF THE WATERLOO PLANNING AREA

This Official Plan for the Waterloo Planning Area which has been adopted by the Council of the Corporation of the Regional Municipality of Waterloo is hereby approved pursuant to Section 14 of The Planning Act save and except the following portions which are to be referred to the Ontario Municipal Board:

i) those parts of Maps No. 1, 2, 3 and 4 outlined in Blue,

ii) those parts of Maps No. 1, 2, 3 and 4 outlined in Green.

December 7, 1976
DATE

MINISTER OF HOUSING

THIS IS THE OFFICIAL PLAN FOR THE WATERLOO PLANNING AREA AND, FOR THE PURPOSES OF THIS PLAN, IT SHALL BE REFERRED TO AS THE:

REGIONAL OFFICIAL POLICIES PLAN

Nov. 25/76
DATE

Bill Thomson
COMMISSIONER,
REGIONAL DEPARTMENT OF
PLANNING AND DEVELOPMENT

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INTRODUCTION

CHAPTER ONE

THE REGIONAL OFFICIAL POLICIES PLAN

The Regional Official Policies Plan is a comprehensive policy plan rather than simply a land use and service plan. It is a decision-making document of the Regional Council. It contains policies that will: assure that region-wide planning is a continuous process; consider alternatives as a means for achieving goals; evaluate social as well as economic costs/benefits of various physical, economic and social planning alternatives; define the direction of phasing of Regional services; evaluate special planning techniques; and be used as a performance evaluation guide.

The Plan recognizes, however, that the implementation of any policy herein requires that the Regional Council have legal jurisdiction to do so.

The Regional Official Policies Plan also deals with matters of joint regional/provincial/federal/area municipal interests in that they primarily affect the interests of the whole region. The Plan considers the overall policy for region-wide interests such as agriculture, forestry, settlement, transportation, environmentally sensitive areas, open space, gravel resources, housing, financial, economic, health and social interests, construction of major region-wide facilities and works and major changes in political or administrative organizations.

Specifically, this Plan is not intended to, and is not to be interpreted as, in any way infringing upon the statutory rights, powers or prerogatives of any other legal jurisdictions except as the Region has the legal authority to do so.

PURPOSE OF THE PLAN

This document contains the policies adopted by the Regional Municipality of Waterloo to guide and manage the pattern of settlement expected to occur in the Region over the next 25 years.

It reflects the collective concerns and views of the people of the Waterloo Region about the way the Region should develop during that period.

The policies deal not only with the physical aspects of settlement, such as roads, sewers, watermains and the location of homes, industries and shopping facilities, but also with the social, economic and environmental factors which have been considered in determining how to deal with the consequences of an increasing number of people living and working in the Region.

The Official Policies Plan contains much more than a set of land use controls. It sets out the official position of the Regional Municipality of Waterloo in all matters within its jurisdiction to direct and influence the pattern of settlement.

HOW THE PLAN WAS PREPARED

The Polices contained in the Plan have been adopted by the Council of the Regional Municipality of Waterloo after careful study and in consultation with the seven Area Municipalities making up the Region, with the people of the Region, and with other government agencies.

The preparation of the Plan began several years ago before the creation of the Regional Municipality of Waterloo. The Waterloo County Area Planning Board, representing all the municipalities in what is now the Region, undertook numerous studies and compiled valuable information upon which future planning decisions could be made.

When the regional municipality came into existence on October 25, 1972, the Regional Council through its Planning and Development Committee undertook the task of completing an Official Policies Plan as required by provincial legislation. A series of policy papers were developed as the basis of the Plan These were widely circulated for comment throughout the Region to Area Municipalities, to organizations and agencies having jurisdiction within the Region, and to numerous individuals and organizations.

The ideas and suggestions contributed were considered in the preparation of a document containing the Policies Plan which was again widely circulated throughout the Region. Through continuous dialogue with citizens and the elected representatives of Area Municipalities, several further documents refining the policies from the input were further circulated followed by open houses to discuss the document. In addition, numerous public meetings were held at which citizens were given the opportunity to make their thoughts and feelings known.

Following further refinement, this document, the Regional Official Policies Plan, was prepared and adopted by the Regional Council for approval by the Minister of Housing.

HOW THE PLAN WILL BE USED

The Plan will be used:

- by the Regional Municipality of Waterloo as the basis for decisions and actions on matters within its jurisdiction.
- by the seven Area (local) Municipalities in the Region in the preparation of their own plans and policies to ensure that development in each municipality follows the general patterns of settlement established for the Region as a whole.
- by other government agencies and departments in preparing plans and programs which may affect the Waterloo Region.
- by the housing and development industry, by business and industry, and by private citizens in considering their own plans and programs.

THE PLAN AS A LEGAL DOCUMENT

The Official Policies Plan was prepared in accordance with the statutory powers and responsibilities vested in the Regional Municipality of Waterloo by the Government of Ontario. The legal effect of this Plan includes a requirement that all public works carried out in the Regional Municipality of Waterloo conform to the Plan, and that all Official Plans of the Area Municipalities conform to the Plan.

REVIEW AND AMENDMENT

The Official Policies Plan will be reviewed at regular intervals to reflect the changing needs of the people of the Region.

To provide information for this periodic review, a continuous program of research will be carried out to identify the changing social, economic and physical needs of the residents of the Region and the consequences of technological improvements that may affect the programs and policies of the Region.

Amendments to the Official Policies Plan may be made by the Regional Council either on its own initiative or at the request of Area Municipalities, other levels of government, or private individuals, corporations, or organizations. Amendments adopted by the Regional Council are subject to the approval of the Minister of Housing.

THE REGION AND THE PROVINCE OF ONTARIO

In preparing the Plan, the Regional Municipality of Waterloo has recognized its role in the Province of Ontario and within the Central Ontario Planning Region established by the Government of Ontario. The plans and policies of the Government of Ontario which affect the Waterloo Region have been considered in preparing the Plan and will continue to be considered in the future.

The Region
And the Area Municipalities

CHAPTER TWO

1. THE REGION AND THE AREA MUNICIPALITIES

The provincial legislation which established the Regional Municipality of Waterloo (The Regional Municipality of Waterloo Act, 1972) sets out the powers and responsibilities of the Regional Municipality and the seven Area Municipalities.

The legislation specifically requires the Region to prepare an Official Plan, and clearly states that Area Municipal Official Plans and Zoning By-laws must conform to the Regional Plan.

However, the legislation does not specifically establish the relationships or procedures to be implemented between the Regional Municipality and the seven Area Municipalities in other planning matters.

2. AREA MUNICIPAL OFFICIAL PLANS

Area Municipal Official Plans and their Amendments create policy for the future management and development of a Municipality and its parts. The process is viewed in the Regional Official Policies Plan as a series of evolutionary and rationally organized steps which lead to proposals for guiding human settlement patterns, consequent development and the satisfaction of people's needs.

An Official Plan permits stability through long range planning upon which people and business depend in making their own long range plans and thus it allows a Council's actions in implementing the Official Plan and Amendment to be credible in the minds of the people.

The creation of an Official Plan or an Amendment for an Area Municipality requires the input and co-operation of many agencies including the Regional Municipality of Waterloo.

When the Regional Official Policies Plan has been approved by the Minister of Housing, the Official Plans and Amendments thereto of Area Municipalities will be considered for approval by the Council of the Regional Municipality of Waterloo if the powers of the Minister of Housing are delegated.

Where the Regional Official Policies Plan provides a region-wide policy for a particular function or a specific concern, it may not be necessary to have a more detailed policy in the Area Municipal Official Plan or Amendments thereto although the Area Municipality under certain circumstances may find it advisable. The Official Plan of the Area Municipality will ensure, where appropriate, that the general proposals and policies contained within the Regional Official Policies Plan are expanded to form more detailed policy.

Although the scope and content of Area Municipal Offical Plans or Amendments thereto will differ among Area Municipalities, among the parts of Area Municipalities, and on specific subject matter, the general form should be consistent.

Thus, the policies that follow should assist in the preparation and clarification of Area Municipal Official Plans or Amendments thereto.

3. POLICY PLANS

(1) Any Official Plan or Amendment thereto prepared by an Area Municipality shall be in conformity with the Regional Official Policies Plan, and shall be submitted for approval.

(2) The Official Plan of an Area Municipality should provide the framework within which local decisions concerning development control, attainment of objectives, management of development, and other decisions are made and carried out. Such Plans or Amendments thereto are policy commitments by the Council of the Area Municipality.

(3) Area Municipal Official Plans or Amendments thereto may provide:

(a) policies for planning physical servicing schemes;

(b) policies concerning the use of land and the relationships among uses;

(c) policies concerning non-conforming uses;

(d) an understanding of the relationship of parts of the Plan to other parts and to the Regional Official Policies Plan;

(e) policies recognizing and defining districts, areas, communities, or other planning divisions of the municipality;

(f) a policy for public information and involvement in the planning, implementation and amendment process;

(g) policies for consultation with the Regional Municipality in the approval process.

(4) Area Municipal Official Plans or Amendments thereto should be accompanied by sufficient explanatory material when forwarded to the Council of the Regional Municipality of Waterloo in order to permit an evaluation of the policies they contain.

(5) Where an Area Municipality has an Official Plan in whole or in part previously approved, an Amendment shall be prepared to bring the Area Municipal Official Plan into conformity with the Regional Official Policies Plan. Where an Area Municipality has a Draft Official Plan approved by its Council prior to the approval of the Regional Official Policies Plan by the Minister of Housing, policies not in conflict with the Regional Official Policies Plan may be considered for approval provided that the Municipal Official Plan has a statement that the Plan will be brought into conformity.

4. IMPLEMENTATION PLANS

Implementation Plans may state the detailed manner in which Area Municipal policies as established in Municipal Official Plans, will be implemented. The need for, content and scope of Implementation Plans are determined by the Area Municipality and any Guides and Procedures adopted by the Council of the Regional Municipality.

Implementation Plans implement Area Municipal Official Plans and Amendments thereto. They may include:

(1) short term development plans
(2) specific plan proposals
(3) intensity and density of development
(4) site plan preparation and criteria
(5) staging of public works and development
(6) servicing criteria
(7) transportation standards and priorities
(8) reports and maps associated with specific land use projects
(9) plans of subdivision
(10) zoning by-laws and amendments thereto
(11) consents to sever land
(12) variances to zoning by-laws
(13) road plans
(14) redevelopment and rehabilitation plans
(15) concept plans as may be defined in the Area Municipal Official Plan

All Implementation Plans are of interest to the Regional Municipality and should be submitted to the Regional Municipality. Where the statutes require the approval of the Regional Council, they shall be processed through Regional Council in conformity with guidelines approved by the Regional Council. The remainder are used by the Region for information and background data.

5. MATTERS OF REGIONAL SIGNIFICANCE

The Regional Municipality of Waterloo may comment on the Regional Significance of any Area Official Plan or Amendment thereto, Implementation Plan or Restricted Area By-law in accordance with the procedures established by the Minister of Housing, the Ontario Municipal Board or other legal authority.

6. INTERPRETATION

Where differences of opinion arise as to the meaning of any part of this Plan, an interpretation may be made by the Regional Council, after hearing all interested parties. Such interpretation may be accepted by the Council of an Area Municipality and/or by any other corporation or person interested.

Where such interpretation is not accepted by the Council of any Area Municipality or by any other corporation or person interested, such Council, corporation or person is free to apply to the Court or other body having jurisdiction for a judicial interpretation.

Summary of the Plan

CHAPTER THREE

This is a brief description of the major policies and proposals in the Regional Official Policies Plan. It provides a word picture of how the Region should develop over the next 25 years.

1. In keeping with the views expressed by residents of the Region, growth will be influenced to reduce the problems associated with large population concentrations. By aiming for an average annual growth rate of 3.0% by 1981 and 2.8% by 1991, the population of the Region is expected to increase from 277,000 in 1974 to about 615,000 by 2001.

2. Most of the growth will be concentrated in the three cities (Cambridge, Kitchener and Waterloo), each of which has an adequate supply of undeveloped land to permit substantial expansion. The Plan recognizes the need to provide all of the amenities, services and facilities expected by residents of these cities, and that the major shopping, institutional, commercial, industrial, and cultural activities will be located in these urban areas.

3. Surrounding the three cities and providing alternative choices in living styles are the towns, villages and other small communities where growth will be permitted, in varying degrees. Some commercial and industrial development will be encouraged to provide jobs, shopping facilities and other amenities on a smaller scale in these communities. Also contemplated is the creation of some new settlements in rural areas where the land is not suitable for agriculture.

4. The large areas of prime farm land in the Region outside of those areas designated for urban settlement (Policy Area A and D on Map No. 1) will be protected through the use of strict controls on development and settlement matters. Measures to develop strong rural communities are included in the Plan.

5. The healthy economy of the Region will be maintained as much as possible by measures to ensure suitable industrial and commercial development and other activities which provide jobs.

6. The movement of people and goods within the Region will be accomplished through a transportation network that incorporates all forms of travel. The main feature is a transportation corridor linking the three cities, with branches that provide easy connections between the places where people live, work, shop and enjoy leisure activities.

7. The Plan provides for a co-ordination of the planning of a system of parks, open spaces and recreation areas so that residents of the Region can enjoy the outdoors and so that there is adequate breathing space both within the Cities and between them.

8. The Plan includes policies to provide a similar standard of services to all residents of the Region in the fields within the

jurisdiction of the Regional Municipality, particularly those related to health and social services.

9. Protection is provided for floodplain lands adjacent to major rivers and to other hazardous or unbuildable lands. An attempt is made to preserve those areas classified as environmentally sensitive. Land, buildings and other features important in preserving the Region's cultural heritage will be preserved as much as possible.

10. Sand and gravel deposits are considered a natural resource which should be available for use as the Region grows. Regulations are provided under Provincial Legislation to ensure that pits and quarries are restored to an acceptable condition after use.

11. The forests of the Region are an important part of the economy and the Plan includes measures to encourage their good management.

12. The Plan includes policies related to the priorities in the use of land in case of conflicts outside the Settlement Areas indicated on Map No. 1. They are in descending order as follows:

    Environmentally Sensitive Areas,
    Agriculture,
    Sand and Gravel and Extractive Uses,
    New Settlement,
    Other rural non-farm related uses.

Goals of the Plan

CHAPTER FOUR

GOALS OF THE PLAN

WHAT WE ARE TRYING TO ACHIEVE

IN PREPARING THE PLAN, A BASIC QUESTION HAD TO BE ANSWERED:

WHAT KIND OF A COMMUNITY DO WE WANT IN THE WATERLOO REGION?

The answer was developed during lengthy discussions conducted by the former Waterloo County Area Planning Board, representatives of the local municipalities, the Regional Council and citizens, who all contributed to the set of goals listed here which have been used as a guide in determining the policies in the Plan.

In a sense, the goals represent the ideal kind of community toward which all the efforts of the Regional Municipality will be directed. In very general terms, they describe the quality of life being sought for the people of the Waterloo Region. From the goals, policies were developed and it is against these policies that future actions will be measured.

THE GOALS ARE AS FOLLOWS:

1 To achieve an orderly pattern of settlements throughout the Region.

2 To protect the natural features of the physical environment.

3 To conserve productive agricultural land.

4 To minimize the pollution of land, air and water.

5 To provide land, services and facilities to satisfy the requirements of major economic activities.

6 To provide housing and settlements to meet the changing needs of people.

7 To support the provisions and location of social, cultural and educational facilities in locations to satisfy the needs of people.

8 To provide a transportation system assisting people to move easily between their various activities.

9 To plan, program and budget the Region's financial resources to provide regional services and facilities in order to satisfy the priorities and needs of people.

10 To preserve strong local government in accordance with the two-tier system of planning and local government established under The Regional Municipality of Waterloo Act, 1972.

Population Policy

CHAPTER FIVE

The Region of Waterloo can influence its own rate of growth by making available - or not making available - the services and facilities required by people, not only physical services such as sewers, roads and water supply, but all of the services provided by the Region.

In the preparation of this Plan, the people of the Region made it clear that they want a slower rate of growth than that experienced during the recent years. The population policy which has been developed reflects those wishes.

In determining desirable population levels in future years, several factors were examined. These include employment opportunities, past population growth figures, natural population increases (the number of births related to deaths) and the movement of people into the Region from other parts of Ontario, other provinces of Canada and from other countries.

PREVIOUS GROWTH RATES

The population of the Region between 1961-1966 increased on the average by 4.5% each year. During the following five years, 1966-1971, the population grew by 3.4% a year. Since 1971, the annual rate of increase has been 3% so that in 1974, the Region had a population of 277,284, most of whom lived in the three cities (see Table 1).

TABLE 1

1974 POPULATION

Kitchener	126,162
Cambridge	68,778
Waterloo	45,349
Woolwich Township	15,340
Wilmot Township	10,458
Wellesley Township	6,311
North Dumfries Township	4,886
Regional Municipality of Waterloo	277,284

NATURAL POPULATION INCREASE

Throughout Canada as a whole, there is a trend toward a declining natural increase and it is predicted that over the next 25 years, there will be fewer births than deaths. A similar trend is expected in Ontario, although there may be a more even balance between births and deaths. Figures for the Region show that the natural population increase has slowed only slightly in recent years, but again, it is expected to follow the provincial and national pattern.

PEOPLE MOVING INTO THE REGION

It is evident that with a declining birthrate, the rate of population growth in Canada will depend largely on immigration from other countries. In Ontario, the rate of population increase will be affected by
i) national immigration policy;
and ii) the movement of people from other parts of Canada into the Province.

Ontario, as an area of high economic growth, continues to attract large number of both immigrants from other countries and people from other provinces. The prosperity of the Waterloo Region similarly, has drawn large number of people in both categories.

CONCLUSIONS

The ability of the Region to influence its own population growth will depend on a combination of the following:

1. The immigration policies of the federal government.
2. The success of the federal and provincial governments in steering people away from faster-growing areas, such as the Waterloo Region, to lesser-populated areas, new communities and areas experiencing little or no growth.
3. The degree of encouragement to growth provided by the Region in the form of services that permit expansion of existing industry and other job-producing activities, as well as new areas for housing.

By monitoring economic conditions, employment opportunities and distribution and managing the availability of services, the Region can establish a population growth rate that reflects the wishes of the people of the Region. As a result, the Region's population will increase at an average annual rate of 2.8% between 1981 and 1991 and then after it will increase at a smaller rate. By about 2025, it is expected that population growth will level off. Taking these forecasts into account, the predicted population for the Region as a whole has been distributed among the Area Municipalities to indicate approximate population totals over the 20-year period betwen 1981 and 2001. These are shown in Table 2.

These projections have been made for use in preparing plans for the services required for these levels of population, both by the Regional Municipality and the Area Municipalities. The projections have also been made to enable the Area Municipalities to establish their own policies for growth, within the general regional framework.

POLICY

Based on the foregoing, the following policy statement is adopted:

The Council of the Regional Municipality of Waterloo:

1. Has established a guideline population for 1991 of about 478,000 people and about 614,000 people by the Year 2001.
2. Will attempt to achieve these guideline populations by:

(1) Requiring the inclusion of detailed population guidelines

and policies in Area Official Plans in conformity with estimates contained in the Regional Official Policies Plan;

(2) Monitoring social and economic development activities within the Region and social, economic, immigration and migration activities outside the Region which may have growth implications for the Region;

(3) Annually reviewing population trends in the Region as well as outside pressures on regional population growth, in order to determine the consequences of forecasted population growth;

(4) Controlling, in co-operation with Area Municipal Councils, the supply of regional services;

(5) Working with Area Municipal Councils to vary expected population increases within and between Area Municipalities.

3. Will permit population guideline adjustments within the Official Plans of the Area Municipalities where and when justified by the Regional monitoring and review process by resolution of Regional Council provided such adjustments do not affect the overall regional projection.

TABLE 2

POPULATION PROJECTIONS

		1976	1981	1986	1991	1996	2001
Kitchener	High	135,000	155,000	179,500	205,700	229,000	250,800
	Low	135,000	150,000	173,500	194,300	212,000	228,900
Cambridge	High	73,960	89,000	107,000	128,300	153,900	182,300
	Low	73,800	86,500	99,700	113,100	127,200	140,300
Waterloo	High	50,150	65,000	79,000	92,000	105,500	116,000
	Low	50,000	60,000	73,000	83,000	93,000	103,200
Townships	High	38,700	42,500	46,600	52,000	58,000	65,500
	Low	38,400	41,000	44,300	49,000	54,000	58,800
The Region	High	297,810	351,500	412,100	478,000	546,400	614,600
	Low	297,200	337,500	390,500	439,400	486,200	531,200

Land Utilization Policy: Protecting natural resources

CHAPTER SIX

In determining the best way of accommodating the growth expected over the next 25 years, it was apparent that special measures would be required in certain areas.

For example:

- building and other forms of development should be directed away from prime agricultural land as much as possible;
- land subject to flooding should not be built upon;
- parts of the Region recognized as environmentally sensitive should be protected from the ravages of construction;
- valuable sand and gravel deposits should be kept available for use.

The Region faces several dilemmas in the priorities of land utilization. With a population that is still growing and will continue to grow albeit much slower in the years ahead, land must be set aside for human activities. People must get more accustomed to living at higher densities than ever before and it is up to government and the shelter industry to be more innovative so high density does not necessarily always mean highrise. Low density will constantly bring pressure to bear on good agricultural land and consequent loss of food producing soil. To indicate the major Settlement Areas to at least the year 2001, and perhaps further, Map No. 1 Settlement Pattern Policy Areas has been placed in this Plan. No settlement extension will be considered beyond these designated boundaries other than through policy plans as amendments to Area Municipal Official Plans, and the Regional Official Policies Plan.

Agricultural land will be considered the highest priority in considering Settlement. Any legal changes in the use of agricultural land outside of Policy Areas A and D on Map No. 1 must be considered from the standpoint that if there are lesser soil capabilities elsewhere, then those areas must first be considered for change. Only when all other avenues have been explored and the legal change in the use of land is considered to be in the public interest, change will be considered for approval that would take out of production good agricultural soils. Area Municipalities must consider reducing the long lists of non-agricultural uses now permitted in the agricultural and rural use categories of their Zoning By-laws if the Region is to be successful in preserving the better agricultural soils.

The Region is underlain by considerable amounts of prime sand and gravel. To cover them with non-agricultural uses without attempting to remove them is short-sighted. If the overlying land use is to be changed then gravel must be mined where possible. As good agricultural soil is hard to replace while other materials can and will continue to replace gravel then agriculture must be considered of greater priority than sand and gravel. Rehabilitation of many pits and quarries to agricultural production must be encouraged once the gravel resource is considered of a higher priority and extracted.

Only within the highest sensitivity levels on a sensitivity scale will the total preservation of Environmentally Sensitive Policy Areas be attempted because once disturbed they will be lost forever. The lower sensitive Environmentally Sensitive Policy Areas can be considered for legal changes in the use of land in order to permit urban intrusions, but here again the change and intrusion must be carefully executed.

This Plan establishes Settlement and Agriculture as the two prime land utilization priorities as indicated on Maps 1 and 2. Highly sensitive Environmentally Sensitive Policy Areas should not be disturbed while lower sensitive Environmentally Sensitive Policy Areas and the Sand and Gravel Resources can be developed within strict guidelines. Sand and Gravel withdrawal has priority over new Settlement in the sense that it should be removed if at all possible before being replaced with urban uses. Floodplains cannot have permanent buildings constructed thereon.

All of the areas in the Region which fall into these categories have been identified and mapped. Separate and more detailed policies governing each of these areas are contained in this Plan. The inclusion at this early point in the Plan document of a separate policy statement indicating the Region's concern with these areas is intended to emphasize the importance and priorities placed on these resources.

POLICY

The following policy statement is adopted:

The Council of the Regional Municipality of Waterloo:

1. Recognizes the need for special policies for the following natural resources and natural features:

(1) Agricultural Resources shown on Map 2, Agricultural Resource Policy Areas.

(2) Sand and Gravel Resources shown on Map 3, Sand and Gravel Resource Policy Areas.

(3) Floodplain Lands shown on Map 4, Floodplain and Environmentally Sensitive Policy Areas.

(4) Environmentally Sensitive Areas also shown on Map 4.

2. Gives notice that this Plan contains separate policies governing the use of lands in these classifications.

SETTLEMENT AND AGRICULTURE

3. Will resist the legal change in the use of agricultural land in those areas designated Agricultural Policy Areas A or B as indicated on Map No. 2 in this Plan. Where a legal change in the existing use of land is proposed, preference will first be given to the conversion of poorer agricultural soils, then to those areas designated Agricultural Policy Area B. Strong arguments and proof of

being in the public interest must be submitted in Area Municipal reports accompanying any Official Plan Amendment or Implementation Plan before Agricultural Policy Area A will be considered for a legal change in use by Regional Council.

Settlement Policy Areas A, B, C and D on Map No. 1 shall have preference subject to the following:

(1) Policies provided in Chapter 13 concerning Environmentally Sensitive Policy Areas.

(2) The extraction of sand and gravel prior to settlement shall be encouraged in accordance with policies of this Plan.

(3) Preference will be given to using Agricultural Policy Areas A or B for non-agricultural uses last, so as to retain the agricultural resource indefinitely or until studies stated as Policy in this Plan indicate proof for the necessity to change.

ENVIRONMENTALLY SENSITIVE POLICY AREAS

4. Will only support legal changes in the use of land which may adversely affect Environmentally Sensitive Policy Areas as indicated on Map No. 4 after it and the Area Municipal Council concerned have pursued every avenue of control permitted by Provincial Legislation and in accordance with Policies contained in Chapter 13.

FLOODPLAINS

5. Subject to the provisions of Chapter 13, and in accordance with regulations of the Grand River Conservation Authority, no permanent building will be permitted on Floodplains indicated on Map No. 4.

SAND AND GRAVEL

6. Acknowledges that the extraction of sand and gravel may take place within the Policy Areas indicated on Map No. 3 subject to the following provisos:

(1) Extraction shall not be permitted in areas designated Environmentally Sensitive Policy Areas.

(2) All approvals for sand and gravel extraction within Settlement Policy Areas A, B, C and D indicated on Map No. 1 will be conditional on rehabilitation of such lands compatible to the intended use prior to urban development taking place.

(3) The approval and licence of the Minister of Natural Resources is obtained pursuant to the Pits and Quarries Control Act.

(4) Commercial sand and gravel operations will be discouraged within Agricultural Policy Areas A and B as defined on Map No. 2 so long as viable deposits remain beneath lower capability non-prime agricultural land elsewhere within the Region. When this is proven impractical, preference will then be given to Agricultural Policy Area B subject to rehabilitation plans and Area Municipal Reports

indicating reasons for permission. Extraction within Agricultural Policy Area A will be resisted until studies and reports from the Area Municipal Council indicate they are the only practical choice, then extraction will be considered subject to rehabilitation plans restoring the land to agricultural pursuits following the extractive operation.

Settlement Patterns: A choice of living styles

CHAPTER SEVEN

This chapter contains policies which establish a pattern of settlement for the Waterloo Region over the next 25 years. Currently, most of the Region's inhabitants live in the three cities - Cambridge, Kitchener and Waterloo - located in an almost continuous urban concentration running roughly north-south through the centre of the Region. Surrounding the cities are the four townships - North Dumfries, Wellesley, Wilmot and Woolwich, which contain a mixture of towns, villages and smaller communities surrounded by large areas of agricultural land.

The Region therefore provides a wide range of living styles, ranging from a large city to a rural corner and a farmstead.

The settlement pattern adopted is intended to accommodate the growth expected to occur over the next 25 years in a manner which continues to provide a choice of living styles without causing undue damage to the physical features, natural resources and environment of the Region, and which takes into account many other physical, social and economic factors.

This will be accomplished by providing for the gradual expansion of some existing settlements and the creation of a small number of new communities in the townships where this is deemed desirable. The concept adopted is that of a modified form of centralization and is shown on Map No. 1, Settlement Pattern Policy Map.

This provides for a central north-south transportation corridor linking the majority of the Region's population in the three cities. Along this corridor are located concentrations of high intensity uses such as the downtown shopping areas and major concentrations of apartments, offices and industry. Branching out from the corridor are major roads which provide easy connections to other parts of the cities and other communities in the Region.

This concept will provide the framework for the Area Municipalities to prepare more detailed policies in Official Plans or Amendments thereto and/or Implementation Plans for their Municipalities or parts thereof to be submitted to the Regional Council. Accordingly policies to control development are included in these policies to assist Area Municipalities to meet the requirements of the Regional Plan.

POLICY

Based on the foregoing, the following policy statements are adopted:

The Council of the Regional Municipality of Waterloo:

1. Has approved a modified centralized settlement pattern for the Regional Municipality, as shown on Map No. 1, Settlement Pattern Policy Areas which forms a part of this Plan, and which should be read in conjunction with other maps in the Plan. The pattern provides for the division of the Region into five policy areas as follows:

(1) Policy Area A containing the existing areas of settlement in the three cities and the areas for potential expansion up to the year 2001.

(2) Policy Area B contains areas within the three cities where concentrations of higher density residential uses and higher intensity commercial, industrial, office, institutional and public uses may be located, and where a public transit system may be provided by the Region. It is required that the boundaries of Policy Area B will be defined more precisely in the Official Plans of Area Municipalities.

(3) Policy Area C contains the commercial cores of the three cities and the larger existing communities of Ayr, Elmira, Hespeler, New Hamburg, Preston and Wellesley, where a full range of commercial activities are provided for and where new development either exists or is provided. The redevelopment, rehabilitation and conservation of these areas is encouraged. It is intended that the boundaries of Policy Area C will be defined more precisely in the Official Plans of Area Municipalities.

(4) Policy Area D contains the existing areas of settlement in the communities of Ayr, Elmira, New Hamburg and Wellesley and the areas for potential expansion up to 2001. It is intended that the boundaries of Policy Area D will be defined more precisely in the Official Plans of Area Municipalities.

(5) Policy Area E contains the remaining parts of the Region including existing smaller settlements which may be expanded in the future. The expansion of existing settlements and the creation of new settlements will be considered within the Policy Area. Prior to any expansion of existing settlements or creation of new settlements consideration must be given to the constraints imposed by the location of Class 1,2 and 3 Agricultural Lands, Sand and Gravel Resources, Floodplains and Environmentally Sensitive Areas in accordance with policies in this Plan.

2. Requires that all Area Municipal Official Plans contain proposals for specific use of land and location of major uses within Policy Areas A to E, together with statements describing the principles and policies governing these uses and the procedures to be used in implementing the proposals, as well as all supportive documentation to determine Regional Significance.

3. Requires that in the expansion of existing settlements and creation of new settlements, all requirements and policies contained in this Plan must be met.

4. Will support proposals for seasonal housing, being housing used temporarily in summer and/or winter months for recreational use, within the Region provided:

(1) That only clusters of seasonal housing are proposed;

(2) That each such development is approved by use of a plan of subdivision either registered as in the plans approval process or adopted as a private development project by the Area Municipal Council and which also requires Regional approval;

(3) That provision of policy is made for such cluster-type developments in Area Municipal Official Plans prior to submission of Implementation Plans.

5. Will pursue, in co-operation with Area Municipal Councils the study and planning of a region-wide co-ordinated transportation system and consider the implementation of a design to provide ease of movement of the residents of the Region between most settlements and within larger settlements.

6. Will pursue the study and possible means of implementing the provision of a public transit service linking the southern extremity of Cambridge with the northern extremity of Waterloo along a major north-south transportation corridor, and to other locations as studies indicate.

7. Will support the efforts of Area Municipalities in planning and co-ordinating the location of higher density residential development and high-intensity commercial, industrial, institutional and public uses within trunk and primary transportation corridors (as shown on Map No. 1) and actively pursue the co-ordination and/or provision of a public transit service along these corridors.

8. Recognizes the Regional Significance of the commercial cores identified in Policy Area C and will encourage proposals for strengthening them. Any proposal for the creation of a new regional or community shopping centre, or for a major extension of an existing one which results in the centre being placed in a higher category, must be submitted for Regional approval of any necessary rezoning and/or Official Plan Amendment, and must be accompanied by detailed planning, transportation and retail impact studies carried out to determine the effect of the proposed development. Controls on such extensions also may be accomplished through a development or subdivision agreement.

9. Will consider assisting Area Municipal Councils to acquire land for residential, commercial and industrial purposes in order to implement policies in this Plan provided such acquisitions are in conformity with Area Municipal Official Plans and only after consideration of the short and long term social and economic benefits of each acquisition.

10. Will, in co-operation with the City of Cambridge, request the Government of Ontario to undertake joint studies to

determine the pattern of settlement for the 3,000 acre land bank owned by the Province in Cambridge. The Region will encourage an acceptable mixture of residential, commercial, industrial, open space and agricultural uses, and directs that design and development proposals for the land bank be submitted for Regional approval in the form of an Amendment to the Cambridge Official Plan and implemented through zoning by-laws and registered plans of subdivision.

11. Subject to Subsection (3) of Section 158 of The Regional Municipality of Waterloo Act, 1972, will, upon request, review with Area Municipal Councils, the existing municipal boundaries and possible adjustments. In the case of a change being approved by the municipalities concerned, the Region will request the Government of Ontario to enact the appropriate amendment to the Regional Municipality of Waterloo Act, 1972.

CONTROLS FOR DEVELOPMENT

12. Has adopted certain controls for development for each of the policy areas shown on Map No. 1, as a means of implementing the policies contained in this Chapter. The controls are contained in Policies 13 and 14 of this Chapter.

URBAN SETTLEMENT

13. Within Policy Areas A to D as defined on Map No. 1:

(1) An Amendment to any Restricted Area By-law shall conform to the relevant Area Official Plan and to this Plan.

(2) An application to any Committee of Adjustment for a minor variance from any Restricted Area By-law may be granted by the Committee only after the general purpose and intent of the By-law, the Area Municipal Official Plan, and this Plan has been considered and maintained.

(3) Policy and Implementation Plans prepared and submitted to the Regional Municipality by Area Municipal Councils shall be in conformity with this Plan.

(4) An application to the Land Division Committee for a consent to sever land may be granted by the Committee provided it is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the Area Municipality, and that other requirements of the Planning Act and this Plan have been met.

RURAL SETTLEMENT

14. The controls for development within Policy Area E, shown on Map No. 1 are contained in Policies 15, 17, 18 and 19. The controls are intended to provide for orderly development in these areas and to prevent haphazard non-farm related settlement along public roads (often referred to as

strip development). It is intended that their inclusion in this Plan will assist Area Municipalities in preparing their own Official Plans and Zoning Bylaws.

DEFINITIONS

15. In this policy:

(1) FARM-RELATED RESIDENTIAL UNIT is defined as: A dwelling used as the primary residence for an active and operating farmer;
or
A dwelling for a fulltime farm employee of an active farm on which the dwelling is located

(2) RURAL NON-FARM RELATED RESIDENTIAL UNIT is defined as: Any dwelling unit which does not conform to the above definition of farm-related residential unit.

(3) SETTLEMENT is defined as: A grouping of more than three (3) non-farm related residential units or lots with each such residential unit separated from each other by a distance less than 1,000 feet (304.8 metres) measured along the centre-line of a public road; providing that:

(a) Measurement is established between points located along the centre-line of the existing right-of-way of a public road and which point is determined by a line from the centre of such residential unit and drawn perpendicular to the public road;

(b) Distance is measured through intersecting public roads and around corners on an intersecting public road;

(c) Distance is measured across the travelled portion of a public road and is determined by a line drawn perpendicular from the point on the road to the opposite edge of the travelled portion of the road;

(d) The point of reference on a non-farm related lot without a non-farm related residential unit is determined by the midpoint along the frontage of the lot on the public road.

(4) A FARM is defined as a parcel of land on which the predominant activity is farming.

(5) FARMING is defined to include tillage of soils, the breeding, raising or maintaining of livestock; notwithstanding the generality of the foregoing, "farming" may include fur farming, fruit growing, the keeping of bees, fish farming, vegetable growing and Christmas tree growing. Sod farming may be included if permitted in the Area Municipal Official Plans, subject to a specific zone change.

(6) FARMER is defined to be an individual, family, association or corporation engaged in farming.

16. (1) EXPANSION OF EXISTING SETTLEMENTS

The policies contained in this subsection refer to the following communities, familiarly known as:

Baden
Bamberg
Beaverdale
Bloomingdale
Branchton
Breslau
Clyde
Conestogo
Crosshill
Floradale
Grand River Bank
Hawkesville
Haysville
Heidelberg
Linwood
Mannheim
Martin's Grove
Maryhill
New Dundee
Orrs Lake
Petersburg
Philipsburg
Rosendale
Roseville
St. Agatha
St. Clements
St. Jacobs
Shantz Station
Victoriaburg
West Montrose
Wilmot Centre
Winterbourne

and any other existing settlements identified in Area Municipal Official Plans and Amendments and which are consistent with the definition of Settlement in this Plan.

(2) EVALUATION

Any proposal to expand an existing settlement will be evaluated by the Regional Municipality to determine:

(a) Whether the increase in the number of residents and related activities would change the nature of the settlement;

(b) Whether the facilities and services within the expanded settlement are adequate to meet the needs of the residents;

(c) Whether changes will be required in the facilities and services provided by the Regional Municipality;

(d) Whether there are likely to be further extensions of the settlement and possible integration with other settlements;

(e) Whether the proposed utilization of the land conforms to the Regional Official Policies Plan.

(3) MINOR EXTENSIONS TO EXISTING SETTLEMENT

Minor extensions to existing settlements are permitted, subject to the evaluation, where the number of new residential lots or units to be created increases the number of residential lots (either built upon or vacant) or units by 15% or less in the settlement as it existed at the time of adoption of this Plan or the time when it is deemed to be an existing settlement under provisions of this Plan.

Area Municipalities are encouraged to consider such minor extensions, or filling-in of an existing built-up area or a minor adjustment in the spatial extent of a built-up area, prior to the establishment of a Policy Plan for the settlement. Only two such minor extensions will be permitted after which a Policy or Implementation Plan will be required.

(4) MAJOR EXTENSIONS TO EXISTING SETTLEMENT

If the number of new residential lots or units to be created in an existing settlement increases the number of residential lots or units by more than 15%, this is considered a major extension, requiring a Policy or Implementation Plan.

17. (1) ESTABLISHMENT OF NEW SETTLEMENTS

The establishment of new settlements will be considered only in Plicy Area E, rural area, shown on Map No. 1

(2) DEFINITION OF NEW SETTLEMENT

The Region will consider a new settlement to be created when:

(a) It is proposed to create more than three (3) non-farm related residential units or lots where the individual buildings would be separated by a distance of less than 1,000 feet (304.8 metres) measured along a public road, and where no non-farm related residential units or lots exist at the time of the proposal or are located within 1,000 feet (304.8 metres) of the proposed units or lots; or it is proposed to add one or more non-farm related residential unit or lots to a cluster of less than 4 existing non-farm related residential units or lots which together are not considered to be an existing settlement as defined in this Plan; and

(b) The edge of the proposed built-up area within the total land to be established as a new settlement is greater than the distance of one mile (1,609.3 metres) from any other existing or proposed built-up area or settlement located adjacent to or with access to a public road; distance being measured along the centre-line of existing public roads; and

(c) The total expected number of people living in the first stage of settlement is 1,000 or less, with any further stages to be considered at no less than five year intervals.

(3) EVALUATION

Any proposal to create a new settlement will be evaluated by the Regional Municipality to determine:

(a) Whether the proposed utilization of the land conforms to the Regional Official Policies Plan.

(b) Whether there is an economic and physical capability to provide sufficient potable water and to treat sewage effluent.

(c) Whether there are likely to be further extensions of the settlement and possible integration with other settlements.

(d) Whether changes will be required in the facilities and services provided by the Regional Municipality as a result of the new settlement.

18. CREATION OF LOTS

Where it is proposed to establish a new settlement, new lots are to be created only by registered plan of subdivision except where lots created are to be leased and private internal roads are created.

(1) CREATION OF 1-3 LOTS, RURAL NON-FARM-RELATED RESIDENTIAL UNITS

(a) When it is proposed to create one, two or three lots to establish rural non-farm-related residential units in a location which is not defined as constituting an expansion of an existing settlement or the establishment of new settlement, the following provisions apply:

(i) Rural non-farm-related residential units must be separated from other existing and proposed rural non-farm-related residential buildings by a distance of more than 1,000 feet (304.8 metres) as determined in Policy 15(3);

(ii) Any rural non-farm-related residential unit or units shall be separated from any farm non-residential building housing livestock located on any farm lot by a distance as determined by the Minimum Distance Separation Formula of the Agricultural Code of Practice for Ontario as administered by the Province;

(iii) The proposal must conform to the provisions of the Area Municipal Official Plan and/or Zoning By-law in effect and the Regional Official Policies Plan.

(b) New rural non-farm related uses and lots in a location which do not constitute a new or expanded settlement and are located in Policy Area E of Map No. 1 will not be created where direct access is required to regional, trunk and primary roads as shown on Maps No. 5 and 6 Transportation Policy which form part of this Plan.

(c) The use of consent procedures provided under The Planning Act rather than the Plan of Subdivision is encouraged as a means of creating from one to three lots within the defined rural areas of the Regional Municipality.

(d) That there has been no residential lot created by severance from the farm as it existed on January 1, 1973.

(e) The proposed lot, where located within Agricultural Resource Policy Areas A and B shall not include a majority of Class 1, 2 or 3 agricultural land as defined by the Ontario Soil Survey and the Canada Land Inventory or as may be further determined by site inspection by a competent soils expert.

(f) Proposed new rural non-farm related residential units shall not be permitted within any woodlot (as defined in the Forest Resource section of the Economic Policy, Chapter 8) unless they conform to Municipal Environmental and Tree Cutting Policies.

(g) Where a parcel of land is to be used for a rural non-farm related residential use it may be considered for up to a maximum size of 1.2 hectares (3 acres). Any parcel to be created as an exception for rural non-farm residential use in excess of 1.2 hectares may only be created by a specific Zone Change which shall be in conformity with specific policies of the Area Municipal Official Plan relating to the creation of a parcel of land containing less than 35 hectares.

(h) Notwithstanding Policy 19(2) where two or more existing farms are to be merged in title into one ownership, policies related specifically to the surplus farm related residential unit and any ancillary farm building will be included in the Area Municipal Official Plan and such surplus units may be severed subject to an amendment to the Zoning By-law which will specify the maximum permitted lot size.

(2) CREATION OF LOTS, FARM-RELATED RESIDENTIAL UNITS

(a) When it is proposed to create a farm-related residential lot the following provisions apply:

(i) That when a farm is created by severance, the farm being created must contain a minimum of 35 hectares and be in accordance with section 15(5) of this Plan. The parcel of land being retained and from which the severance was taken must continue to have a minimum of 35 hectares. When part of an existing farm is being severed and is to be merged in title with an adjoining farm, the parcel of land being retained and from which the severance was taken must continue to have a minimum of 35 hectares.

(ii) Notwithstanding Policy 2(a)(i), where a new intensive farming operation is proposed or where a new farm of less than 35 hectares is proposed, the farm size may be reduced by the Area Municipal Council through the use of a Site Specific Zoning By-law Amendment which shall be in conformity with the specific policies of the Area Municipal Official Plan relating to the creation of a parcel of land containing less than 35 hectares which is to be used for the production of food.

(iii) When a new farm is created by severance, a new vehicle access may be permitted to a trunk or primary road as shown on Maps 5 and 6, Transportation Policy, particularly where joint access with an already existing vehicle access point is not proven feasible, according to accepted transportation planning practices and all other policies in this Plan.

19. GENERAL

(1) Any proposal to establish a non-residential use of land must conform to provisions of the Area Municipal Official Plan and/or Zoning By-law in effect and the Regional Official Policies Plan.

(2) To aid retiring farmers and to accommodate full-time farm employees including members of the farm family who are employed on the farm, the creation of a second or third residential unit without the use of a severance may be permitted. All approvals for a second or third residential unit shall be subject to all other policies of this Plan and those of Area Municipal Official Plans and Zoning By-laws.

(3) In the event that an additional residential unit has been established in a separate building without a severance, no severance for the additional residential unit will be permitted.

(4) New non-residential uses which are not farm related will be encouraged to locate within Settlements. Strictly farm related non-residential uses will be permitted other than in Settlements but must be in conformity with policies in the Area Municipal Official Plans and all policies in this Plan, including priorities of the use of land, access and public services.

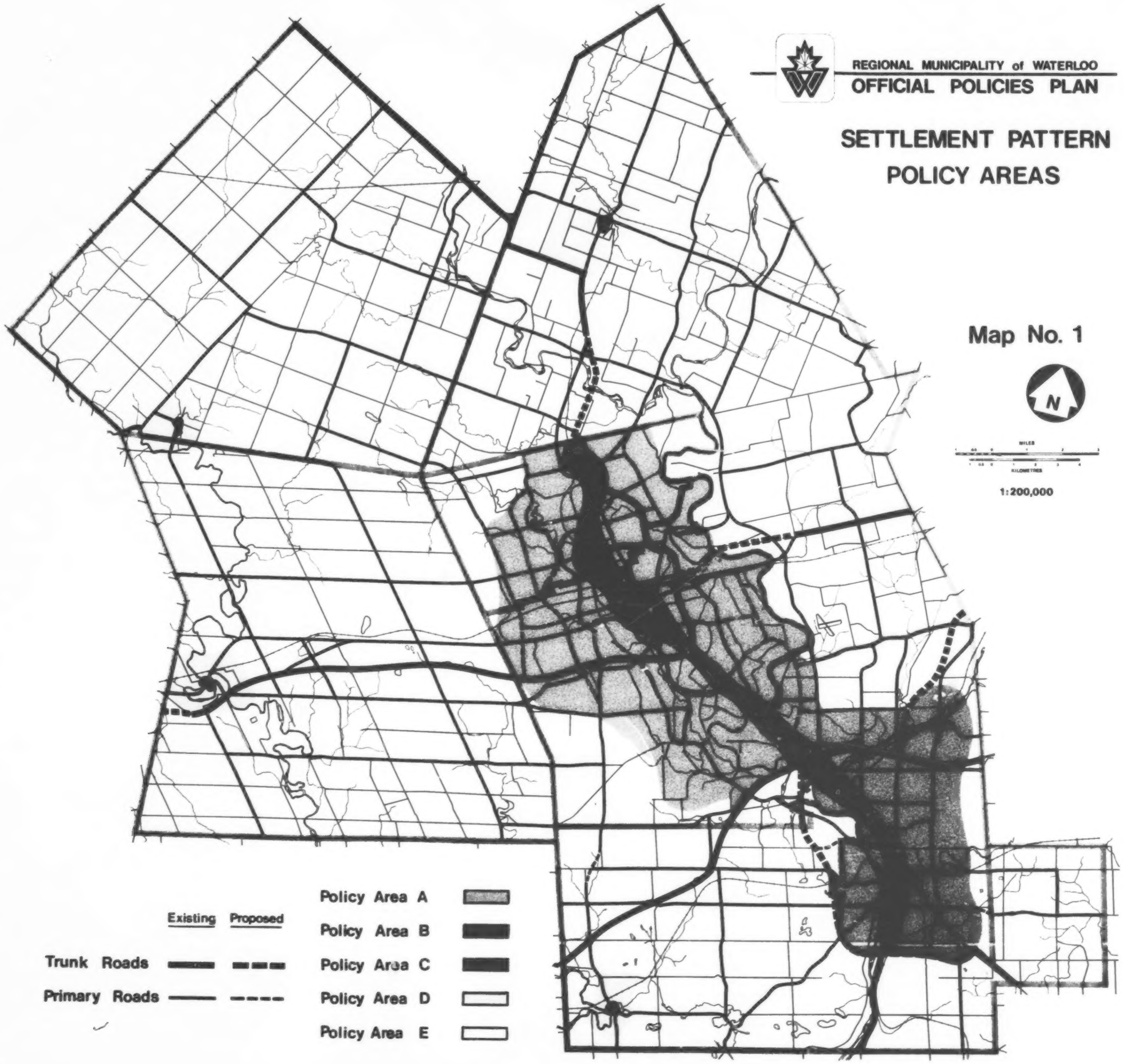
20. Supports the relocation of the jail located in Kitchener subject to a concept plan to be approved by the Regional Council and the Council of the involved Area Municipality.

REGIONAL MUNICIPALITY of WATERLOO

OFFICIAL POLICIES PLAN

SETTLEMENT PATTERN POLICY AREAS

Map No. 1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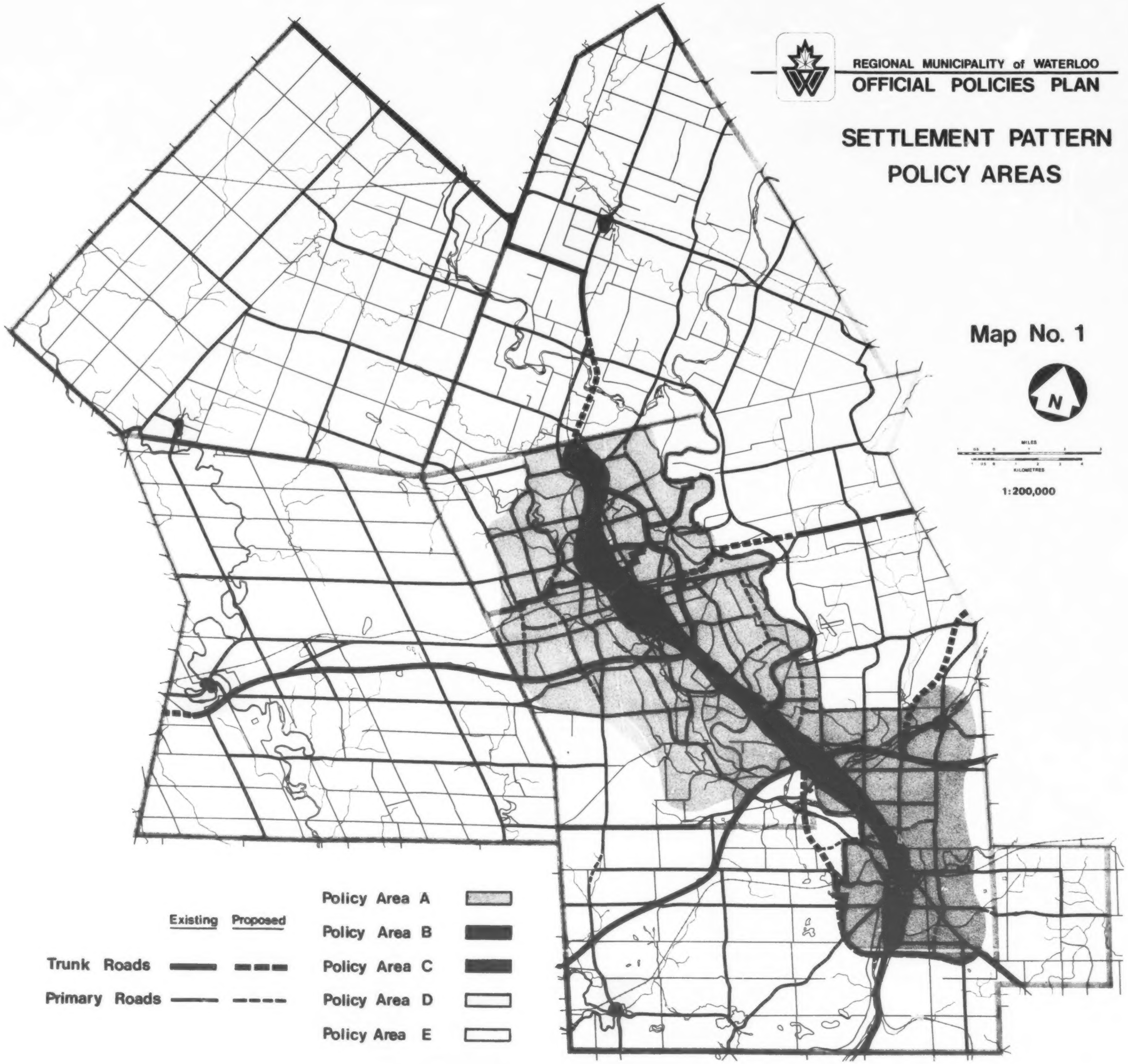
Existing
Proposed
Trunk Roads
Primary Roads
Policy Area A
Policy Area B
Policy Area C
Policy Area D
Policy Area E

REGIONAL MUNICIPALITY of WATERLOO
OFFICIAL POLICIES PLAN

SETTLEMENT PATTERN
POLICY AREAS

Map No. 1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Policy Area A
Policy Area B
Policy Area C
Policy Area D
Policy Area E

Economic Development: Creating the right climate

CHAPTER EIGHT

This Chapter contains policies designed to maintain the healthy economy of the Region.

The economy of any region is based on many factors including its location in relation to markets for goods and services, its labour force, and physical characteristics such as the availability of productive farmland and other natural resources. In addition, a region's economy is influenced by many forces at work both inside and outside its boundaries. For example, the strength and success of local industry plays a substantial part in determining the economic health of a region. Outside the region, the policies of provincial and national governments - and even the governments of other countries - can influence the economy of a region.

Economic studies (including the Waterloo-South Wellington Area Economic Base Study 1969) indicate that the Waterloo Region has enjoyed and will continue to enjoy a healthy economy.

The Region has grown from a foundation of excellent farmland and industrious settlers into a sound and diversified industrial area of considerable stability. Local industries and businesses have flourished and expanded. It is expected that between 75% and 85% of the land required for industrial expansion during the next 25 years will be required by locally based companies. Many companies based elsewhere have located branches in the Region, partly as a result of vigorous efforts by Area Municipalities to attract new industry.

The Region's strategic location in southern Ontario provides easy access to the markets of Toronto and other large urban communities, as well as to those in neighbouring parts of the United States.

The traditional industriousness of the labour force has contributed to the Region's economy and these traditions have been continued by the large numbers of people attracted by the availability of jobs and the general quality of life offered in the Region.

The continued growth of business and industry and the steady flow of people into the Region create continuing demands for housing, which in turn generates a need for additional shopping facilities and the many other activities that provide services to people.

The growth of the service industry is apparent in statistics (current at the time this Plan was prepared) indicating the type of employment of the work force:

Agriculture	2.5%
Manufacturing and Construction	43.0%
Trade, commerce, services and administration	54.5%

There is a trend to an increasing number of jobs available in service industries which must be considered in determining economic policies. One of the implications of this trend is the increasing number of women in the work force, a factor which must be considered in determining the most suitable locations for industry and the need for public transit service.

The continuing demand for land to accommodate people, business and industry brings pressure on local government to provide water supplies, waste disposal, roads and a host of other services.

Balanced against these pressures is the need to preserve productive farmland and ensure a healthy farm economy. The substantial deposits of sand and gravel in the Region become increasingly important to meet the demands of new construction. There is the overriding concern to protect the quality of life in the Region.

The many large private and public woodlots throughout the Region are utilized in a multiplicity of ways such as: for the many small wood industries in and around the Region for furniture, lumber, pulp, etc.; recreational pursuits both active and passive; fish and wildlife management; farm shelters; environmental protection and urban and rural landscape attractiveness. Thus, there is an overriding concern to protect the quality of life in the Region through the help of policies in this Plan.

PRINCIPLES

Recognizing the need for a healthy economy, the Regional Municipality's role is to provide for and accommodate growth while taking steps to ensure that the quality of life for the people of the Region does not suffer and that the Region's natural resources are wisely managed. The economic policy which has been adopted was based on the following principles:

1. That there should be a continued supply of employment opportunities for the people of the Region.
2. That preference will be given to industries which use a minimal amount of water and which discharge wastes that require a minimum amount of treatment.
3. That people should travel the least possible distance to work.
4. That prime farmland should be preserved as much as possible and that the Region's farm economy should be protected and strengthened.
5. That in attracting new industry and in encouraging existing industries to relocate, preference should be given to those which best meet the goals of the Regional Official Policies Plan.
6. That all attempts to ensure a healthy economy will be guided by the policies contained in this Plan, particularly those relating to population and the pattern of settlement.

POLICY

Because of the wide scope of economic policy, the policy statements contained in this Chapter are divided into eight categories under the following headings:

Manufacturing
Construction Industry
Transportation, Communication, Utilities
Wholesale and Retail
Finance, Insurance, Real Estate
Community, Business and Personal Services
Agriculture
Forestry

The following policy statements are adopted:

MANUFACTURING

The Regional Municipality of Waterloo will:

1. Consider assisting Area Municipalities to acquire land for industrial purposes in order to implement policies in this Plan provided industrial land acquisition conforms to this Plan.

2. Maintain a current inventory of region-wide industrial land in order to:

(1) share information with all concerned;

(2) help implement policies in the Regional and Area Official Plans;

(3) help co-ordinate efforts of Area Municipal Councils in business development;

(4) support joint planning and promotion of industrial and commercial development;

(5) share mutual ideas and concerns by holding regular meetings with Area Municipal business development personnel.

3. Promote the sharing of industrial expansion among Area Municipalities consistent with their available labour force, environmental policies and availability of required services.

4. Support the staging of industrial development within the Regional Municipality in order to maintain a supply of land available for industrial use and encourage a distribution of employment opportunities throughout the Region.

5. Encourage new industry to locate anywhere in the Region in order to provide employment opportunities in all types of settlements, provided that the nature and character of the industry does not disrupt the nature of the settlement and provided that the required municipal services are available in the settlement.

6. (1) Support the location of new industrial areas in close proximity to residential areas or settlements in order to reduce travelling time to work, subject to proper buffering as required to prevent any noise, vibration and air quality problems that may arise from the industries.

(2) Require that any existing industry in the Region that uses large amounts of water and/or disposes of large amounts of liquid or solid

waste shall discuss with the affected Area Municipality and the Regional Municipality any proposal to expand or relocate.

7. In any industrial promotion program, give preference to locally based industries wishing to expand, but not to the exclusion of all new industries.

8. Give preference, in encouraging new industry to locate in the Region, to industries which do not use large amounts of water and/or dispose of large amounts of liquid or solid waste, and to industries in this category which employ recycling processes for water and/or waste products.

9. Encourage existing industries to develop water and waste product recycling processes where necessary.

10. Support Area Municipalities in programs to encourage redevelopment and rehabilitation of older industrial areas.

CONSTRUCTION INDUSTRY

The Regional Municipality of Waterloo will:

11. Prepare annually a proposed five-year composite fiscal and program timetable indicating the construction of public roads, trunk sewers, trunk watermains, and public buildings to assist local construction contractors and their suppliers to spread and plan their construction needs and labour requirements over a greater period of time.

12. Provide opportunities for both small independent contractors and larger companies to participate in residential construction, by policies and staging programs at the Regional and Area Municipality level.

13. Require that all new settlement areas be planned and staged well in advance of development in co-operation with Area Municipal Councils in order to minimize disruption of local construction activities.

14. Prepare a three-year staging plan for Regional Public Works, together with a five-year financial program, to enable Area Municipal Councils, local contractors and their suppliers, and other people, to plan their three and five-year programs requiring Regional Works.

TRANSPORTATION, COMMUNICATIONS AND UTILITIES

The Regional Municipality of Waterloo will:

15. Require evidence that all short and long term social and economic costs and benefits have been considered before making any Regional investment in transportation, communication and utility systems and programs.

16. Review investment proposals of all agencies within and/or affecting the Regional Municipality involving major highway, railway, airport and utility facilities to ensure that their social, environmental, physical and economic impacts on the Region are consistent with

policies of this Plan and those of Area Municipalities.

WHOLESALE AND RETAIL

The Regional Municipality of Waterloo:

17. Has adopted criteria that define those commercial areas within the Regional Municipality that are of economic, social and physical significance as follows:

(1) CITY COMMERCIAL CORE is defined as the downtown areas of Waterloo, Kitchener and Galt-Cambridge, containing a broad range of commercial, office, entertainment, institutional and public uses and may contain higher residential densities, wholesale and industrial uses and other ancilliary uses :

(2) REGIONAL SHOPPING CENTRE is defined as a group of commercial establishments not located within a defined City Commercial Core but planned and developed as a unit. The minimum gross leasable retail commercial space shall not be less than 400,000 square feet (36,000 square metres) and shall not exceed 800,000 square feet (72,000 square metres). Only one such centre is recognized in this Plan, the Fairview Shopping Centre in Kitchener:

(3) COMMUNITY COMMERCIAL CORE is defined as a group of individually managed commercial establishments including but not limited to such uses as general, financial, professional and entertainment services, established over a period of time and which functions as a secondary commercial activity area for a larger city or is the primary commercial activity area for smaller settlements. They may contain higher residential densities, wholesale and industrial uses and other ancilliary uses. Examples are the downtown areas of Preston-Cambridge, Hespeler-Cambridge, Ayr, New Hamburg, Wellesley and Elmira. Others may be so defined in Area Municipal Plans :

(4) COMMUNITY SHOPPING CENTRE is defined as a group of commercial establishments not located within a defined City or Community Commercial Core but planned and developed as a unit. The minimum gross leasable retail commercial space shall not be less than 150,000 square feet (13,500 square metres) and not more than 400,000 square feet (36,000 square metres).

18. Has adopted the following definition of GROSS LEASABLE RETAIL COMMERCIAL SPACE:

That area in which tenants pay rent for what are commonly referred to as stalls, and which is exclusive to tenant occupancy including basement, mezzanines, upper floors, measured from the centre line of joint partitions and from outside wall faces. It includes department stores, service retail stores, restaurants, cocktail bars, banks and other financial establishments, barbers, beauty salons, cleaners, art studios, liquor and beer stores and travel agencies and other uses not specifically excluded below. It excludes service stations, auto centres, offices, banquet halls, hotels, motels, entertainment areas, theatres, residential, outside garden centre displays, shoe repair stores, medical and dental clinics and offices, billiard parlors, bowling alleys, libraries, car washes, any public assembly area, parking area, malls, sidewalks, landscaped areas, private and public washrooms, truck and service facilities, loading and unloading areas, halls, boiler rooms, mechanical and electrical rooms, maintenance rooms, tenant storage areas, and employee rest rooms. Area Municipal Councils may include the above exclusions in their definitions of Gross Leasable Retail Commercial Space which shall be included in their Official Plans.

19. Requires that any designation made in an Area Municipal Official Plan or provided in a Zoning By-law for a new Regional Shopping Centre or new Community Shopping Centre or the expansion of any existing Shopping Centre into the category of Regional or Community Shopping Centre must be submitted for consideration for approval by the Council of the Area Municipality and Regional Council. In the case where there is neither a designation for the centre on an Area Municipal Official Plan Map or a policy for implementing the centre in the text of the said Official Plan, an Amendment to the said Official Plan will be required. In the case where there is both a designation on the Area Municipal Official Plan Map and a policy for implementing the centre in the text of the said Official Plan, a zone change will be required if the site has not been previously zoned for a use that permits a proposed shopping centre. The staging of a Community or Regional Shopping Centre is permitted subject to the approval of a retail impact study. The proposals when submitted must contain supporting information indicating the social, economic, physical, transportation and retail impact of the Regional or Community Shopping Centre. If the proposal satisfies the policies and requirements of the Regional Official Policies Plan no amendment will be required of this Plan except for a Regional Shopping Centre which will require an Amendment to the Regional Official Policies Plan. The lands comprising Block A, Plan 1416, Kitchener, shall be deemed to comply with the provisions of the first three sentences of this paragraph, the other provisions herein of this Policy statement shall continue to be applicable thereto.

20. Supports the widest possible range of shopping facilities and the widest possible choice of goods and services, together with accessibility to such facilities for all residents of the Region consistent with

policies in Area Municipal Official Plans and this Plan.

21. Will promote the development, redevelopment, renewal, rehabilitation and conservation of all existing City Commercial Cores and Community Commercial Cores as defined in this Plan and Area Municipal Official Plans. Proposals to create new regional and community shopping centres or to extend existing centres will be considered in relationship to the size and nature of the settlement or community commercial cores and existing nearby shopping areas.

22. Will consider requests by Area Municipal Councils for assistance and by property owners for assistance other than financial, in redesign, redevelopment, renewal, rehabilitation and conservation of city and community commercial cores consistent with policies in this Plan and in Area Municipal Official Plans.

23. Will support and financially plan for the provision of regional services to implement the development of city and community commercial cores and shopping centres when identified and approved in Area Municipal Official Plans and in conformity with the regional five-year capital forecast, current regional budget and policies of this Plan.

24. Will support the viability and strengthening of retail commercial development in the smaller settlements within the Region consistent with their size, function and service area.

25. Will assist Area Municipal Councils through the co-ordination of Area Municipal Official Plans in guiding the location of smaller shopping facilities which may be close to each other but lying in adjacent municipalities.

26. Will promote the inclusion of commercial and industrial redevelopment projects in provincial and federal programs in order to implement policies of this Plan and those of Area Municipal Official Plans.

27. RETAIL IMPACT STUDIES

The Regional Municipality of Waterloo:

will require the following information as part of retail impact studies:

(1) economic feasibility of the proposal;

(2) data indicating whether the proposal will adversely affect the economic viability of any nearby City Commercial Cores, Community Commercial Cores or Community Shopping Centres;

(3) assumptions on the profitability of the proposal shall not be based on assuming an economic decline of nearby commercial areas defined in (2) above but will assume adequate management and normal returns on investment.

FINANCE, INSURANCE, REAL ESTATE

The Regional Municipality of Waterloo will:

28. Promote the Region as an administration centre for financial and related services and encourage these uses to expand and/or locate in city and community commercial cores or higher intensity commercial nodes as identified in Area Municipal Official Plans.

COMMUNITY, BUSINESS AND PERSONAL SERVICE

The Regional Municipality of Waterloo will:

29. Require the monitoring of proposals for expansion of existing and/or the construction of new facilities of major institutions such as universities, colleges, school boards, hospitals, and other large government and cultural agencies in order to determine their impact upon the Regional Municipality and if required, open discussions with the agencies involved to ensure where possible that the staging of their investments is consistent with the policies of this Plan.

30. Promote the multiple use of university, college and other educational, social, cultural and recreational facilities and land by the entire community in order to reduce the duplication of community facilities and the tax burden on citizens.

31. Consider participating through financial and other support in region-wide cultural, heritage, convention, and recreational activities.

AGRICULTURE

The Regional Municipality of Waterloo:

32. Will support the maintenance and strengthening of rural settlements throughout the Region, when requested by Area Municipal Councils, by providing or aiding in the provision of community services within the jurisdiction of the Regional Council and encouraging the location of social and cultural activities in rural settlements.

33. Adopts the policy areas shown on Map No. 2 Agricultural Resource Policy Areas, forming part of this Plan, and gives notice that the first priority within these areas is for agricultural pursuits and that any legal changes in the use of land to other uses will be severely restricted, subject to the policies in this Plan and Area Municipal Official Plans. The Agricultural Resource Policy Area A contains mainly Class 1 and 2 agricultural lands being the prime agricultural lands while Policy Area B contains mainly Class 3 agricultural lands as defined on the Soils maps of the "Ontario Soil Survey" and "Canada Land Inventory" covering this Region. In considering changes in the legal use of land through amendments to Official Plans and Zoning

By-laws, Policy Area B must be considered prior to considering Policy Area A.

34. Requires that an agricultural classification based on soil capability be placed on all lands outside of Policy Areas A to D on Map No. 1 and other recognized settlements in this Plan and Area Municipal Official Plans, and that this be incorporated into all Area Municipal Official Plans in accordance with Regional and Area Municipal Settlement Pattern policies. For these classifications new agricultural designations can be drafted and included in future Official Plan Amendments and Zoning By-laws.

35. Prohibits the use in Area Municipal Official Plans of such terms as "holding" or "lands deferred for future development" and other designations with similar intent.

36. Will permit new non-agricultural development and expansion or consolidation of existing non-agricultural uses within Policy Areas A and B as shown on Map No. 2, only when such proposals are deemed to be in the public interest. In such cases, detailed study of need, consideration of alternative locations, priority requirements, staging of the development, and public evaluation must accompany any amendment to an Area Municipal Official Plan and/or Zoning By-law for the consideration of Regional Council.

37. Will support and encourage new employment opportunities in small manufacturing, farm supply and service occupations in smaller rural settlements in order to absorb surplus farm populations and will consider limited residential growth for new workers and retired farmers.

38. Requires that any new intensive livestock operations or barns shall not be located in close proximity to existing non-farm related dwelling units or to the outer boundary of any Settlement Area existing or proposed in the Regional or Area Official Plans, and that any new non-farm related residential unit or units shall not be located in close proximity to existing intensive livestock operations or barns or buildings. In all instances the separation distance will be determined by the Minimum Distance Separation Formula of the Agricultural Code of Practice for Ontario as prepared and administered by the Ministry of Agriculture and Food, and the Ministry of the Environment for Ontario and that conditions related to the handling of livestock waste meet current regulations of the Ministry of Agriculture and Food.

39. Will, if requested, support and participate in studies initiated by Area Municipalities related to farms that are of a size considered too small to be economically viable farming operations. Such studies should indicate:

(1) Whether consolidation with adjoining farms is feasible;

(2) Whether a farm agency should become involved in the land;

(3) What other uses might be compatible to the area and the land;

(4) What other requirements will be necessary where such farms are wholly or in part being used for purposes unrelated to agriculture at present;

(5) Whether such unrelated agricultural operations should continue;

(6) Whether expansion or consolidation of these unrelated uses should continue or be avoided;

(7) The relationship of the policies in this Plan and the Area Municipal Official Plan to the subject property.

40. Requires that lands adjacent to or close to urban settlements which are to be developed within ten years, and which are owned, leased or under effective control of Area, Regional, Provincial or Federal Governments or their agencies, or land development companies, and on which farming presently occurs or could occur, shall have their proposed use indicated on Area Municipal Official Plans. Lands under such ownership for which development is not contemplated within ten years, shall be classified as Agriculture and used as such.

41. Will promote forestry as a valid use within the Agricultural Resource Policy Areas.

FARM RESIDENCES

The Regional Municipality of Waterloo:

42. Will permit the construction of a second or a third farm-related dwelling unit on any farm without a land severance for members of a farm family and any necessary farm labour who are fully engaged on the particular farm.

43. Will support farmers seeking low interest loans requiring a second or a third farm-related dwelling unit under agreement with Federal, Provincial or other farm-related agencies in order to eliminate the need for severances.

44. Will support the use of portable manufactured dwelling units for accommodation of farm labour, farm-related families whose principal income is derived from the farm and, retired farm families.

FORESTRY

The Regional Municipality of Waterloo:

45. Supports the present agreement between the Regional Municipality and the Minister of Natural Resources pursuant to the Forestry Act and will participate in a continued program of forest acquisition and reforestation which could also include abandoned

sand and gravel pits.

46. Will actively encourage farmers and other large rural and urban landowners to enter into forest management agreements with the Ministry of Natural Resources as a viable part of farm operations and as a means of support for locally-based wood using industries.

47. Prohibits the use of prime woodlots for non-farm-related residential units, commercial and industrial buildings and structures except those permitted by registered plans of subdivision and development agreements containing environmental and tree saving plans; policy and implementation plans containing policies governing woodlot use; or permitted by the Regional Tree Cutting Bylaw.

48. Defines a woodlot as -

(1) Not less than 400 trees per acre (.405 hectares) of any size; or

(2) 300 trees per acre (.405 hectares) over 2 inches (5.1 centimetres) D.B.H.*, or

(3) 200 trees per acre (.405 hectares) over 5 inches (12.7 centimetres) D.B.H.*, or

(4) 100 trees per acre (.405 hectares) over 8 inches (20.3 centimetres) D.B.H.*

* D.B.H. - Diameter at Breast Height.

For purposes of this definition "tree" means any of the following Species (S) or genera (g).

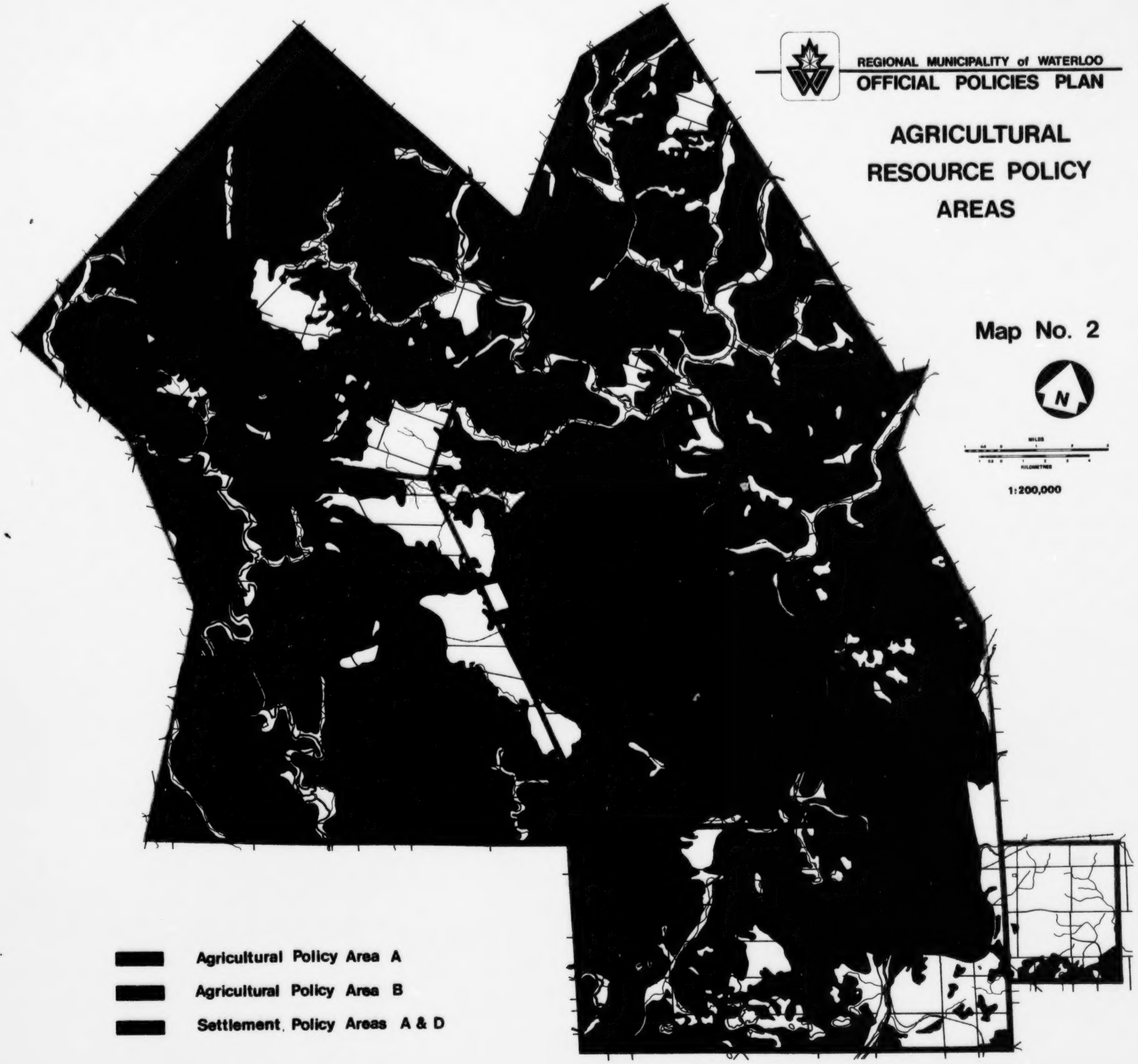
Cedar (g)
Pine (g)
Spruce (g) except Colorado Blue Spruce
Hemlock (S)
Balsam Fir (S)
Birch (g)
Oak (g)
Ash (g)
Elm (g)
Butternut (S)
Hickory (g)
Basswood (S)
Tulip (S)
Black Cherry (S)
Tamarack (S)
Maple (g)
Beech (S)
Black Gum (S)
Sassafras (S)
Poplar (g)
Walnut (g)
Chestnut (S)
Sycamore (S)
Locust (S)

REGIONAL MUNICIPALITY of WATERLOO

OFFICIAL POLICIES PLAN

AGRICULTURAL RESOURCE POLICY AREAS

Map No. 2


N
MILES
KILOMETRES
1:200,000

■ Agricultural Policy Area A

■ Agricultural Policy Area B

■ Settlement Policy Areas A & D

Housing:
Adequate shelter for all

CHAPTER NINE

Most people in the Waterloo Region buy or rent their accommodation from private sources, either from individuals or from companies involved in developing and building houses, apartments and other types of shelter. Those who are unable to afford privately-owned housing rely on the Ontario Housing Corporation or other agencies of the provincial and federal governments which provide either accommodation or financial assistance in obtaining shelter.

The increasing cost of housing in recent years has resulted in fewer families being able to buy the detached home on its own lot that once was the most commonly-sought type of shelter. Instead, more people are being housed in units that are built closer together; more people are renting their accommodation and more people are turning to the condominium-type of home ownership.

The number of people who cannot afford to buy or rent privately-produced housing has increased, resulting in an increased demand for government assistance. Both the provincial and federal governments have responded to this demand by making more rental units available, by becoming involved in acquiring "land banks" for future housing incentives to enable people to put a roof over their heads.

The private "shelter" industry has become more innovative in finding ways of keeping down the cost of bringing housing onto the market. Local government and the provincial government are playing a part by speeding up the process of approving subdivisions and applying other controls necessary to maintain community standards.

The major role of the Regional Municipality, working with the Area Municipalities, is to ensure that an adequate supply of land and the required municipal services are provided to enable both the private shelter industry and government to meet the demand for new housing, to encourage programs to prevent the deterioration or aid in the rehabilitation of existing housing.

The policies contained in this Chapter are intended to accomplish this aim within the framework of other policies in this Plan, particularly those dealing with population, land utilization and patterns of settlement. Due regard must also be paid to the availability of water supplies and the capacity of sewage treatment plants to handle additional wastes. In addition, the cost of providing municipal services must be carefully planned in advance to avoid undue burden on the taxpayers of the Region.

PRINCIPLES

The policies contained in this Chapter were developed from a series of principles which were used as a framework for determining the most suitable program of action for the Region. These principles are as follows:

1. That all of the government and private sources responsible for

providing housing would benefit from a more co-ordinated approach to the task of providing an adequate supply of housing for the people of the Region.

2. That such a co-ordinated approach would help to keep down the cost of housing by reducing the time required to bring new housing onto the market, thereby reducing the financing costs incurred by the private shelter industry.
3. That a major means for keeping existing housing stock on the market longer and to prevent deterioration should be undertaken through the use of the many renewal and rehabilitation programs sponsored by the Senior Governments as well as the passing of Maintenance and Occupancy Standard Bylaws by Area Municipalities.
4. That a forecasting system would enable both government and the shelter industry to more accurately predict the amount and type of housing needed and to plan accordingly.
5. That the Regional Municipality may have to become involved in buying and developing land for housing if the private shelter industry and other levels of government are not able to meet particular housing demands.

POLICY

The following policy statements are adopted:

CO-ORDINATION

The Regional Municipality of Waterloo will:

1. **Promote the sharing of housing responsibilities in a co-ordinated manner among the Area Municipalities, the Regional Municipality, provincial and federal governments and the shelter industry as mutually agreed upon.**
2. **Annually review housing needs, policies and current programs in the Region in order to determine, in co-operation with the Area Municipalities, housing targets which indicate:**

(1) The number, type and price of housing units to be provided by the shelter industry;

(2) The number of households requiring government-assisted housing;

(3) The number of households with special housing needs,

and publish this information in an annual report.

3. **Annually review housing targets in order to establish for the ensuing two years which indicate:**

(1) Priorities for Regional funds required to meet housing targets;

(2) Requirements for funding from the provincial and federal governments to meet housing targets.

4. Coordinate the implementation of Regional housing targets.

5. Maintain a Regional Housing Advisory Committee to advise the Regional Council on Regional housing policies and targets and to bring to Regional Council's attention matters requiring action by the provincial and/or federal governments.

PROVINCIAL AND FEDERAL PROGRAMS

6. Coordinate the use of regional, provincial and federal housing policies and programs to implement the housing policies of the Region and the Area Municipalities.

7. Request the provincial and federal governments to permit the Regional Municipality with the appropriate funding to coordinate their housing programs within the Region in order to standardize and coordinate procedures and policies, economize on administration and financing procedures, create one clearing and information centre for all concerned and involved in various programs, eliminate overlap and confusion between the many related programs and through constant monitoring and analysis, advise on required amendments to procedures and legislation to implement new techniques and programs.

8. Participate in housing programs originated by the provincial and federal governments either in partnership with Area Municipalities or solely as a Regional Municipality.

9. Undertake accelerated housing development programs when necessary to meet housing targets and, when such a program results in costs to the Region and to the Area Municipalities that are not anticipated and which could be a prohibitive factor, request additional financial assistance from the Governments of Canada and/or Ontario.

10. Provide the framework for participation in the community sponsored housing program or similar housing programs and encourage non-profit agencies to participate in the construction and operation of subsidized housing units.

11. Encourage Area Municipalities to participate in Senior Government housing renewal and rehabilitation programs in identified neighbourhood and community areas as well as individual housing renewal needs throughout the Municipality under Provincial programs.

LAND BANKING

12. Consider acquiring land which can be made available for housing to meet housing targets, provided:

(1) Such action conforms to the Regional Official Policies Plan and Area Municipal Official

Plans;

(2) The ownership of such land is retained by the Regional Municipality and leased on a long-term basis for development, unless otherwise determined by Regional Council;

(3) Some of the land available in any long-term land banking program may be exchanged with short-term land owned by the private shelter industry to meet Regional housing targets if deemed necessary by the Regional Council.

SHELTER INDUSTRY

13. Seek the co-operation of the private shelter industry in meeting housing targets.

14. Enter into legal agreements with shelter industry companies to assure the delivery of housing units to meet housing targets, and if the company fails to fulfill the terms of the agreement and after reviewing the reasons for delay, the Regional Council in co-operation with the Area Municipality, may enter into another agreement with another company to complete the project.

15. Favour the use of one standard legal agreement between the Regional Municipality, the Area Municipality and, members of the shelter industry in regard to housing.

PUBLIC WORKS FOR HOUSING

16. Publish by the end of November of each year a Staging of Regional Public Works Program to assist the Area Municipalities in the preparation of programs to meet housing targets and require Area Municipalities to submit their requirements to the Region for the coming year by September of each year.

17. Permit trade-offs between types of housing units that have not been constructed but are part of the commitment of a public sewage treatment or water supply systems when requested by the appropriate Area Municipal Council and in co-operation with the Ministry of the Environment.

18. Permit housing units on approved septic tanks or other form of sewage treatment approved by the Ministry of the Environment in Area Municipalities where a sewage treatment plant has reached design capacity and is being expanded, provided that when treatment facilities are available, the housing units will be connected to the sewage treatment system at no cost to the Area Municipality or the Region, and provided such a procedure conforms with the requirements of the Region and the Area Municipality.

19. Permit housing units on other than publicly operated sewage treatment systems in new or expanded settlements throughout the Region in conformity with the Settlement Pattern Policy of this Plan.

MANUFACTURED HOUSING

20. Permit prefabricated and/or portable manufactured housing units which meet the Provincial Building Code subject to the policies of this Plan and Area Municipal Official Plans.

STUDENT HOUSING

21. Actively encourage the development of student housing as required on or as close as possible to the lands of the University of Waterloo, Wilfred Laurier University and Conestoga College through Provincial and Federal programs.

APPROVAL PROCESS

22. Provide an efficient framework for expeditiously processing Area Municipal Official Plans and Amendments thereto and Implementation Plans to implement housing policies and targets.

23. Require Area Municipalities to implement, in their Official Plans, the policies jointly developed in the Regional housing study entitled "Housing: A Program for Action".

24. Establish maximum time limits for processing housing development proposals and require Area Municipal Councils to do the same.

BY-LAWS AND STANDARDS

25. Promote the adoption, implementation and enforcement of a Maintenance and Occupancy Standards Bylaw in all Area Municipalities and encourage housing inspection programs.

26. Co-ordinate the contents of all such Maintenance and Occupancy Bylaws to encourage the use of similar minimum standards in each bylaw, recognizing that urban and rural minimum standards may differ.

27. Review and publish for the use of Area Municipal Councils various servicing standards related to utilities, streets, curbs and sidewalks relative to the type and cost of housing units on the street, in order to consider changes to servicing standards to implement housing policies, needs and targets.

28. Require that plans of subdivision and their implementing zoning bylaws where feasible be submitted as a single application for approval by the Area Municipality and the Region, and that the zoning by-laws with Regional comments be forwarded to the Ontario Municipal Board for final approval.

29. Require, that where amendments to Area Municipal Official Plans are required to implement a plan of subdivision, that the relevant amendment, the plan of subdivision and the implementing zoning by-law, be submitted as a single application where feasible for

approval by the Municipality and the Region, and that the zoning by-law with Regional comments be forwarded to the Ontario Municipal Board for final consideration.

Open Space for Recreation Policy: Land for outdoor enjoyment

CHAPTER TEN

This Chapter contains policies expressing the role of the Regional Municipality in the planning for open space used for outdoor recreation.

The responsibility for providing outdoor recreation facilities lies with several agencies and levels of government. In addition, numerous private groups are involved in creating various types of facilities for general public use or for the use of a restricted membership.

The federal government is responsible for providing national parks and the Ontario government for providing provincial parks. There are no major national parks in the Region although there is a national historic site in Kitchener, Woodside, boyhood home of former Prime Minister William Lyon MacKenzie King. There are no provincial parks in the Region but residents have access to several provincial parks located within easy driving distance.

In 1973, the new Regional Municipality assumed ownership of 639 acres (255.6 hectares) of county forest and a six-acre (2.4 hectare) arboretum in Wilmot Township. The forest parcels are in scattered locations and are subject to a forest management program conducted by the Ministry of Natural Resources. The Region intends to explore their potential for additional recreational use such as picnicking and hiking and as wildlife areas.

The Grand River Conservation Authority, which has jurisdiction over a larger area that includes the Waterloo Region, owns about 3,000 acres (1,200 hectares) of open space in the Region, including several conservation areas offering a variety of outdoor recreational facilities. Among these are the Laurel Creek Conservation Area in Waterloo, Chicopee Hills Conservation Area and the Doon Pioneer Village in Kitchener, and Shades Mills Conservation Area in Cambridge.

There are several other G.R.C.A. conservation areas within easy distance of the Region and which are extensively used. The Authority has a continuing program of acquiring, developing and operating land for recreation.

The seven Area Municipalities are responsible for providing a system of local parks and recreation areas. About 3,000 acres (1,200 hectares) of land areused for this purpose in the Region. The municipalities have the legislative authority to require dedications of land for park purposes from owners of land which is proposed for development or redevelopment.

In total, there are 30-35 acres (12-14 hectares) of public open space for every 1,000 people living in the Region.

Added to this amount is an estimated 2,500 acres (1,000 hectares) of privately-owned land used for recreation including golf courses, camps operated by service clubs, fish and game clubs, and conservation and wildlife areas owned by universities.

In recent years, there has been a marked increase in special interest groups interested in providing various types of recreational facilities including hiking trails, skiing areas, nature preserves and neighbourhood recreation areas.

The Regional Municipality of Waterloo Act, 1972, did not assign any specific responsibility to the Region for acquiring or developing land for recreational purposes. In its role as the major planning agency, the Region will conduct surveys to identify any deficiencies of public open space. Any such deficiencies will be brought to the attention of the Area Municipalities and they will be encouraged to provide an adequate supply of the different types of public open space as and where needed.

PRINCIPLES

In developing policies related to open space and recreation, the Region used the following principles:

1. That the Region should act as a co-ordinating agency to ensure that residents have adequate access to recreational and open space amenities.
2. That the Region has the capability of carrying out studies to determine recreational open space needs on a Regional basis.
3. That the Region may have the financial capability to provide funds for open space and recreation serving the population of the Region as a whole.
4. That the Region has the responsibility for ensuring that land used for recreational purposes does not conflict with Regional policies related to land utilization and protection of environmentally sensitive areas.
5. That the Region will recognize the contribution to the beauty of the urban and rural landscape of those privately-owned lands having an open space characteristic and will encourage their continuation.

As a result of the foregoing, the following policy statements are adopted:

POLICY

The Regional Municipality of Waterloo:

1. Recognizes that each Area Municipal Council is responsible for the provision and operation of Area Municipal recreational facilities and open spaces within its municipality.
2. Defines its primary role in Regional open space and recreation as being a co-ordinating agency which will:

(1) Conduct a continuing program of research in co-operation with Area Municipalities to determine the requirements for region-wide recreational open space:

(a) that are region-wide in nature; or

(b) may be beyond the financial

capabilities of any Area Municipality to provide.

(2) Co-ordinate the efforts of Provincial and Federal Governments in programs related to the provision of region-wide recreational open space and facilities in the Region.

(3) Offer research assistance to Area Municipal Councils upon request.

3. Will provide, where feasible, and in co-operation with appropriate provincial ministries, open space for recreation within the regional forests, the regional arboretum, rehabilitated regional landfill sites not returned to the Area Municipalities and on any other land owned by the Region.

4. Will request the Grand River Conservation Authority to consider the provision of additional regional recreational facilities on lands under its jurisdiction within the Regional Municipality.

5. Will assist in the co-ordination and when necessary, in the development in the Region of an open space trail system and scenic drive system suitable for year-round use.

6. Will evaluate the recreational potential of all lands in the Region owned by the Provincial and Federal Governments and the Regional Municipality and if any such lands are being disposed of and are suitable for recreational use, will attempt to acquire ownership or will attempt to secure their transfer to a conservation authority or Area Municipality for that purpose.

7. Will promote the expansion of forests owned by the Regional Municipality and private landowners and managed by the Ministry of Natural Resources, through the Ontario Woodland Improvement Act.

8. Subject to legal authority to do so, may, in co-operation with an Area Municipal Council, provide funds to purchase and hold land designated for future use as open space.

9. Will promote the expansion of programs involving the reciprocal use of land and/or buildings between any one or more of the following agencies: Area Municipalities, Waterloo County Board of Education, Waterloo County Separate School Board, Regional Municipality of Waterloo, Grand River Conservation Authority, Ministry of Natural Resources, Public Libraries, Provincial and Federal Governments and their Agencies, Universities and Colleges and any other public agency. This will encourage maximum social, physical, and economic use of public and quasi-public facilities within the Region at a lower cost than if there were no reciprocal arrangements.

10. Will promote the full multiple use of rivers and streams subject to policies in this Plan including flood control, potable water, storm water, fish, wildlife refuges and the scenic and

recreation worth of such water corridors and will continually work towards the elimination of misuse of the Region's waterways in co-operation with all relevant agencies.

Sand and Gravel Policy: Making available a valuable resource

CHAPTER ELEVEN

Sand and gravel are raw materials used extensively in construction and as such, constitute a valuable natural resource. This Chapter contains policies intended to ensure that sand and gravel deposits in the Waterloo Region are available for use and that pits and quarries are restored to an acceptable condition after the deposits are exhausted.

The importance of the sand and gravel deposits in the Region was indicated in two reports commissioned by the Ontario government:

1. MINERAL AGGREGATE STUDY, CENTRAL ONTARIO PLANNING REGION (PROCTOR AND REDFERN, 1974). This report estimates that the Waterloo Region has about 2 billion tons of sand and gravel deposits, or 20% of the total supply in the Central Ontario Region. Of this amount, 300 million tons (270,000,000 tonnes) are in areas designated in local zoning by-laws as gravel pits from which sand and gravel can be legally extracted.
2. THE AGGREGATE RESOURCES OF WATERLOO-SOUTH WELLINGTON COUNTIES (McLELLAN AND BRYANT, 1974). This report identified the location and quantity of sand and gravel deposits in the Region and shows that North Dumfries and Wilmot Townships contain the largest deposits. The report estimated that demand for sand and gravel in the Central Ontario Region will increase from 55 million tons (49,500,000 tonnes) in 1973 to 140 million tons (126,000,000 tonnes) in 2001. Sand and gravel extracted from the Waterloo Region in 1972 amounted to 4 million tons (3,600,000 tonnes).

Control over the extraction of these deposits is exercised through the Pits and Quarries Control Act, 1971. In addition, certain other controls can be exercised by the Regional Municipality and by the Area Municipalities within the framework of official plans and policies and through zoning by-laws and special agreements.

PRINCIPLES

In developing the policy statements contained in this Chapter, the Regional Municipality used the following principles as guidelines:

1. That sand and gravel deposits in the Region should be regarded as a valuable resource and an essential part of the Region's economy, which should be made available for use as the Region grows.
2. That the extraction of sand and gravel must be controlled so that the location of pits and quarries is compatible with adjacent uses of land and that the physical environment or underground water supplies are not harmed.
3. That pits and quarries are operated in such a way as to permit rehabilitation and restoration to an acceptable condition.
4. That close co-operation is required between the Regional

Municipality, Area Municipalities and the Province of Ontario in determining and implementing policies governing sand and gravel resources.

POLICY

The following policy statements are adopted:

The Regional Municipality of Waterloo:

1. Has identified likely sources of sand and gravel (from information provided by the Ontario Ministry of Natural Resources) and which are shown on Map No. 3, Sand and Gravel Resource Policy Areas, which forms part of this Plan.

   The map shows:

   (1) RESOURCE POLICY AREA A: land areas where large concentrations of gravel exist;

   (2) RESOURCE POLICY AREA B: land areas where large concentrations of sand exist.

2. Will, where likely sources of sand and gravel have been identified and where the land in question has also been designated for settlement, give priority to the extraction of sand and gravel, except in the case of land designated for settlement within five years commencing from the date of approval of this Plan. In such cases, no priority will be given to sand and gravel extraction. Priority for sand and gravel extraction will be given subject to the land owner and/or pit operator agreeing to cease extractive operations and to restore the pit area to an acceptable condition before the land is used for settlement purposes.

3. Will favour, with the co-operation of Area Municipal Councils, the extraction of sand and gravel from locations within Resource Policy Areas A and B on Map No. 3, subject to controls contained in this Chapter and subject to the Agricultural Policies of this Plan, Area Municipal Official Plans and by-laws except as follows:

   (1) All existing licensed sand and gravel extraction operations not located within the Resource Policy Area may continue, provided that extractive operations are not extended into areas not designated for this purpose in Area Official Plans and Zoning By-laws and this Plan.

   (2) No extraction of sand and gravel will be permitted in Environmentally Sensitive Policy Areas as shown on Map No. 4 which forms a part of this Plan, and a proper buffer zone shall be provided between any sand or gravel extraction and an environmentally sensitive area. The nature and width of buffer zones shall depend upon the nature of the area to be protected. This policy is not intended to inhibit the Area Municipalities from prohibiting or regulating pits or quarries to the extent of their authority.

4. Will request Area Municipal Councils, when designating land for the long term extraction of sand and gravel, to designate sufficient lands to enable extraction to continue for approximately ten years.

5. Will take steps to ensure that all existing uses of land and buildings be permitted to continue within areas designated for sand and gravel extraction, except that no new structure or new use will be permitted other than any required to enable an agricultural use or an industrial use to continue until the sand and gravel has been extracted. Once the extraction process has been terminated and the pit or quarry rehabilitated, consideration will be given to new uses which conform to local and Regional policies. New uses will also be considered on rehabilitated parts of pits and quarries operating on a continuous backfill process.

6. Prior to a licence being granted for a sand or gravel pit by the Ministry of Natural Resources, will, if required, enter into agreements jointly with the Area Municipality and the applicants to cover specific conditions of operation considered to be in the public interest of the Regional Municipality and policies in this Plan.

7. To the extent it can be achieved in co-operation with the Ministry of Natural Resources will apply the controls and regulations contained in this Chapter to all wayside pits opened and operated by any public authority under provisions of the Pits and Quarries Control Act, 1971, and which are located on any trunk, primary or regional road, without requiring amendments to Area Municipal Zoning By-laws, subject to the approval of the appropriate Area Municipal Council and the Regional Council.

8. Subject to the Pits and Quarries Control Act, will request Area Municipal Councils to enact policies, by-laws and regulations governing the location of new pits, wayside pits and quarries, the extension of existing pits and quarries; the reactivation and rehabilitation of existing abandoned pits, wayside pits and quarries; and the ancillary uses that may be permitted in conjunction with pits and quarries and the regulations governing such uses, including provisions to ensure that:

(1) Temporary wayside pits operated by a public authority or under agreement by an agent of the public authority, which requires the short-term grading of a hill in order to extract sand and gravel, or to extract sand and gravel for road purposes only, may do so without a zone change. The wayside pit must conform to all the regulations of the Area Municipality and the Regional Municipality and all other policies in this Plan excluding regulations which apply to long term licensed sand and gravel pit operations. The public authority on behalf of itself or

its agent must inform the Area Municipality and the Regional Municipality of its intentions and agree that an agreement will be signed between the public authority on behalf of itself or its agent and the subject Area Municipality prior to the opening of the wayside pit.

(2) A minimum distance is established between any boundary line of a sand and gravel pit or related process and any area designated as an existing or proposed settlement area before the approval of a zoning by-law amendment or issuance of a licence which will permit the operation to proceed;

(3) A site plan for the rehabilitation of an excavated sand and gravel pit is prepared in accordance with the Pits and Quarries Control Act, 1971 as amended and local and regional criteria. The site plan is required to indicate the ultimate use of the lands in conformity with this Plan and Area Municipal Official Plans.

9. To the extent it can be achieved in co-operation with the Ministry of Natural Resources, will review with the Ministry of Natural Resources all existing and new applications for a licence to open, establish or operate a pit for the excavation of sand and gravel, as provided by the Pits and Quarries Control Act, 1971, as amended for conformity to policies in this Plan. All new applications for a licence are to be forwarded to the Region by the said Ministry prior to the issuance of a licence or a permit in order to consider conformity with this Plan; and review annually the operation of all pits and quarries within the Region in co-operation with Area Municipal Councils, to identify matters of interest and concern to the Regional and Area Municipalities, and to convey the views of the Region or any Area Municipality, on any matter of concern, to the Minister of Natural Resources.

10. Will require that the Regional Engineering Department certify each year that the strength and quality of primary and regional roads located adjacent to sand and gravel pit operations, existing and proposed, are adequate to support heavy vehicular traffic generated by an extractive operation.

11. Will continually monitor the sand and gravel resource industry within the Region to analyse its effect on the environment, use of roads and rehabilitation procedures and methods, with a view to determining the need for levies against pit operators on the basis of aggregate extracted, to help pay for:

(1) Rehabilitating abandoned pits;

(2) Progressive rehabilitation of existing pits; and

(3) Repair and maintenance of public roads used heavily by the aggregate industry.

12. To the extent that it can be achieved in co-operation with the Ministry of Natural Resources, will require that all licensed sand and gravel pits operating within the Regional Municipality conform to the following provisions:

(1) That lands which are identified in this Plan as Environmentally Sensitive or Floodplain will be protected, while lands identified in this Plan as Agricultural Policy Areas shall be protected in accordance with policies in this Plan and if utilized will be rehabilitated in accordance with policies and regulations in this Plan.

(2) That the use of land within the boundaries of a sand and gravel pit shall conform to all Area Municipal policies and regulations and to Regional policies and regulations pertaining to the use of lands within 150 feet (45.7 metres) of any primary or regional road;

(3) That land within the boundary of the sand and gravel pit proposed for extraction but not required immediately be used for agricultural activities and that all types of agricultural buildings and uses be permitted.

13. To the extent that it can be achieved in co-operation with the Ministry of Natural Resources or under The Planning Act, will require that any application for permission to open a new sand and/or gravel pit, or to expand an existing operation, be accompanied by a site plan showing proposals for rehabilitating the pit after use. The Area Municipal Council involved will make the proposed site plan available for review by all residents and/or property owners within one-half mile (804.7 metres) or when within Settlement Policy Area A, 1,000 feet (304.8 metres) from any point in the perimeter of the pit and quarry before giving final consideration to a request for an amendment to a zoning by-law or official plan, or before approving any development agreement which has the effect of granting permission for the commencement of extractive operations. Any proposed site plan should contain at least the following information:

(1) Where required for effective screening from nearby residents and the passing public, the location of a natural or man-made earthen berm shall be at least three feet (0.91 metres) in height above the grade measured at the lot line between the property and any adjacent residential property and above the surface of the adjacent road as measured at the centre line of the road, and seeded during the entire period of operation. If the surface of the adjacent road is below the surface of land upon which the berm is to be located, an adjustment in the height of the berm may be permitted. The berm shall be constructed on the property containing the sand or gravel pit operation and be parallel to any abutting road;

(2) The proposed location and staging of extractive operations;

(3) Several profiles of the proposed sand and gravel pit related to elevations indicated on the site plan to determine depth of extraction and relationship of extraction to groundwater table;

(4) The use of all lands to be used in the extractive operations including any related or ancilliary operation;

(5) The land use of any other adjacent lands in which the applicant holds an interest;

(6) The location and use of all buildings and structures within a distance of 1,000 feet (304.8 metres) outside the boundary line of lands subject to the application;

(7) The local roads to be used for transporting the sand and gravel from the pit to the nearest regional and/or primary and/or trunk roads;

(8) Any other information required by the Pits and Quarries Control Act, 1971, as amended and Regulations.

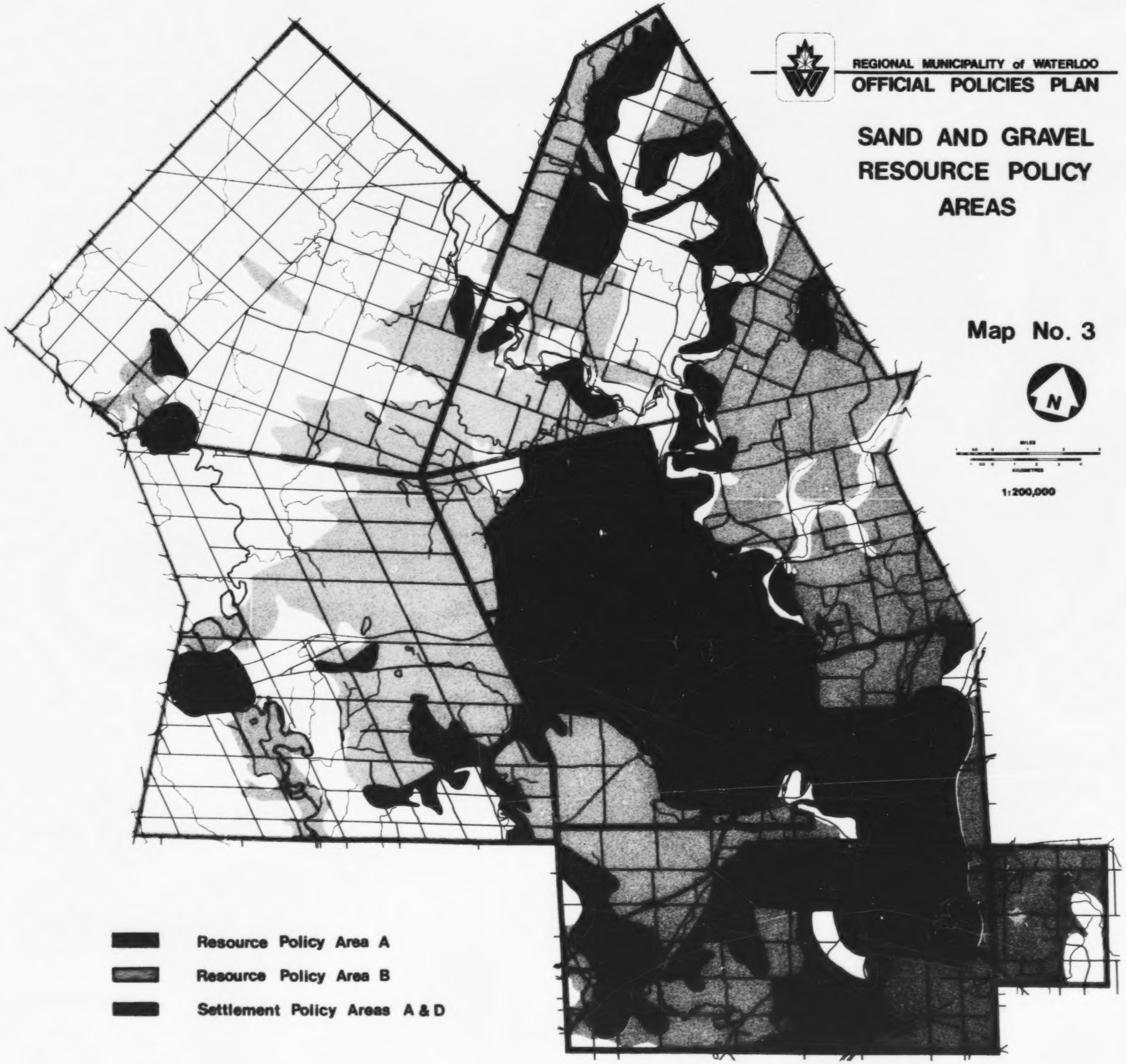
14. Require that any substantive changes to existing site plans of pits or quarries submitted to the Ministry of Natural Resources for approval be referred to the Regional and appropriate Area Municipaltiy for review for conformity with all relevant policies of their respective Official Plans. Prior to any approvals being granted by the Ministry of Natural Resources the recommendations of the Regional and Area Municipalities be considered and discussed if necessary.

REGIONAL MUNICIPALITY of WATERLOO

OFFICIAL POLICIES PLAN

SAND AND GRAVEL RESOURCE POLICY AREAS

Map No. 3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■ Resource Policy Area A

▨ Resource Policy Area B

■ Settlement Policy Areas A & D

Heritage Policy: A unique history

CHAPTER TWELVE

The policies contained in this Chapter are intended to preserve as much as possible, the unique history and culture of the Waterloo Region.

The Regional Council, in its first few months of existence, recognized the need for a co-ordinated effort to preserve buildings and other unique features of the Region's history and culture by establishing and financially supporting the Regional Heritage Foundation.

PRINCIPLES

The principles established by the Region in determining its heritage policy were as follows:

1. That attempts should be made on a continuing basis to awaken and sustain the interest of residents in their common heritage.
2. That the Region should be actively involved in measures to preserve the heritage, culture, traditions, landmarks, historic buildings and other objects of cultural and historical value.
3. That the Regional Heritage Foundation can be a major force in receiving, or acquiring by purchase, donation or lease, or holding, preserving, reconstructing, restoring and managing property of historical, architectural, recreational, aesthetic or scenic interest in the Region.
4. That financial and other support should be given to the Regional Heritage Foundation, or other similar agencies or individuals involved in preserving the Region's heritage.

POLICY

The following policy statements are adopted:

The Regional Municipality of Waterloo will:

1. Encourage Area Municipal Councils to form local Architectural Conservation Advisory Committees and to pass by-laws under provincial legislation designed to prevent the demolition or alteration of buildings and structures of historical or architectural value.
2. Prepare a list of all buildings and structures of historical or cultural merit and/or of architectural uniqueness, and of archaeological sites and sites of historic or unique environmental significance, including facilities and sites identified in provincial and federal historic building inventories.
3. Co-operate with and assist Area Municipalities and other appropriate agencies or individuals in efforts to preserve such facilities including carrying out studies to determine whether:

(1) Any feasible or prudent alternative to a proposed demolition, alteration or change in use exists;

(2) All special planning techniques and engineering methods possible

have been considered in preserving, acquiring or using other efforts to mitigate the undesirable impact on the facility;

(3) All financial methods for purchasing the facility have been considered.

4. Promote the acquisition, restoration and conservation by any public or private agency of items listed by the Waterloo Regional Heritage Foundation.

5. Support the Waterloo Regional Heritage Foundation both morally and financially, in efforts to purchase, rehabilitate, maintain and manage, where necessary, properties designated to be of historic or architectural value or interest as listed by the Waterloo Regional Heritage Foundation including efforts made on its own behalf or in conjunction with other agencies, or efforts to encourage the participation of individuals and private concerns.

Environmental Policy: Preserving nature's balance

CHAPTER THIRTEEN

The natural features of the Waterloo Region were formed during the Ice Age by the action of glaciers. The Region lies entirely within the watershed of the Grand River and its major tributaries, the Speed, Nith and Conestogo Rivers, which eventually empty into Lake Erie.

The gradual settlement, development and urbanization of the Grand River valley, including the Waterloo Region, has changed the balance of nature in varying degrees throughout the valley. The effect of this has resulted in efforts on several fronts and at different times in the valley's history to take corrective measures.

It is only in comparatively recent times, however, that people have begun to realize the effects of urbanization on the balance of nature and to try to accommodate physical growth with as little damage as possible to the environment.

While other levels of government and other agencies have responsibilities in this regard, none cover all the responsibilities stated in this Chapter and some overlap. The Regional Municipality of Waterloo can play a major role by acting as a clearing house or information source for all the environmental responsibilities, regulations and laws of all governments and agencies having jurisdiction within this Region.

At the same time the Region can with an overall policy, complement those agencies having environmental responsibilities within the Region while covering those areas where no regulations have been in effect before. This will be a co-operative and complementary effort particularly between the Region, the Grand River Conservation Authority, various Ministries of the Provincial Government and the Area Municipalities.

The purpose of this Policy is for the betterment of the people of this Region and of Ontario by providing policies that will lead to the protection, conservation and wise management of the environment within which we live in this Region. Much of this can be accomplished, with the help and encouragement of the residents of the Region, by the Area and Regional Municipalities through land use controls, special planning techniques and regulations, assessment practices, tax rebates, woodlot improvement agreements and other means that will come as owners and government discuss together the mutual means of preservation and compensation.

Some tax relief is now in existence throughout most of Ontario for farm operators. The Regional Municipality of Waterloo will encourage the extension of such legislation to include Environmentally Sensitive Areas.

There are other means of compensation that can be negotiated by Area Municipal Councils, with the support of the Regional Council, with owners of land having environmentally sensitive areas, when that owner wishes to process a change in the legal use of the land. In permitting an owner to change the legal use of the land, the Area Municipal Council can negotiate through the use of agreements with the landowner any one or several of the following methods in order to preserve and/or acquire the environmentally sensitive area if no means of permitting development to intrude upon it can be found:

1. by the use of park and/or open space dedication policies contained in the Area Municipal Official Plan;
2. by the use of other such planning techniques that may be used as agreed to by the Area Municipal Council and as may be authorized by Provincial legislation;
3. by the purchase of the Environmentally Sensitive Area by the Area Municipality, Regional Municipality of Waterloo or any other Public Agency for preservation of the sensitive area.

If the above planning techniques, negotiations and means of compensation fail, then upon the recommendation of the Area Municipal Council, the Regional Council may consider any other means by which an environmentally sensitive area can be preserved and/or acquired. If no means of preservation and/or acquisition can be determined when legal changes in the use of these lands are being contemplated by the owner, the Area Municipal Council and the Regional Council, then the Regional Official Policies Plan can be amended by the deletion of the particular highly sensitive area from the Plan.

Through a combination of the above negotiations and the wise use of land within existing settlements, the encroachment of urban uses on the sensitive areas can be reduced and thus the Region should encourage these processes wherever feasible.

The policies contained in this Chapter recognize that although people need land on which to build homes, schools, offices and factories, they also need sanctuaries for wildlife, open spaces for relaxation and recreation, forest land, and land for the unique and rare plants and animal life that is fast disappearing not only in our Region but in the Province.

The policies in this Chapter offer the Region a real challenge in formulating in co-operation with the owners and the Area Municipal Councils the methods and compensation to preserve unique landscapes which are part of society's life support system for all time. The main intention of the policies in this Chapter is to describe the role of the Region and the Area Municipalities in preserving and enhancing the environment. The Region has developed criteria and defined Environmentally Sensitive Areas. The Ministry of the Environment, the Grand River Conservation Authority, the Region and the Area Municipalities each have some power to preserve such areas. The Region will encourage and support such agencies in any efforts made in this regard. It is recognized, however, that in some cases, all of these powers will be insufficient to protect such areas under present legislation. In such case, subject to an Environmental Impact Statement development intrusions will be permitted to extend into the area. Before further development of the area is permitted the Region will process an amendment to this Plan to delete the area.

The environmental features which are the subject of these policies consist of the following:

1. Floodplains on major rivers and/or creeks tributary to these rivers.

2. Environmentally Sensitive Areas of a major nature.

3. Other environmental features including forests, areas containing organic soils and steep slopes.

Environmentally Sensitive Areas are essentially remnant areas of the landscape which have not been converted to urban or agricultural uses. These areas generally include the more region-wide significant woodlots, bogs and swamps, marshes and lakes, some floodplain areas or river and stream bottom lands that are regionally unique and forested areas that are ecologically significant or form a corridor linking process for the movement of wildlife over considerable distance generally free from people.

The sensitive areas have been selected very carefully through detailed ecological analysis by the professional members of the Region's Ecological and Environmental Advisory Committee to the Regional Planning and Development Committee and in all cases by field studies over the last three years by the universities or this year (1975), with the permission of the owners. The field studies were conducted by known experts in the field from the Ministry of Natural Resources and the Universities of Waterloo, Wilfrid Laurier and Guelph.

The criteria established from detailed analyses of sensitive areas will permit a determination of the degree of sensitivity of these areas on a varying scale. The criteria forming part of the policy section of this Chapter may be supplemented and refined by the further use of Environmental Impact Statements as to a more exact degree of sensitivity to indicate whether development can intrude upon a sensitive area at the time legal changes in the use of land are being considered by an Area Municipal Council. It will be a requirement of this Plan that policies relating to the above be written into Area Municipal Official Plans to guide the Area Municipal Council in negotiating the acquisition, preservation or possible intrusion of development of sensitive areas. If requested by Area Municipal Councils, the Regional Municipal Council can offer aid relative to the above.

The developed criteria that has been used as guidelines to differentiate between varying degrees of sensitivity are established as Policy in this Plan in conjunction with the Environmental Impact Statement Policy. Technical details are included as part of the Appendix of this Plan.

There may be other sensitive areas that are only locally significant and when criteria has been established, these may be considered by the Area Municipal Councils for designation on Area Municipal Official Plan Maps.

The relationship of this region-wide Policy to similar area municipal policies is in the degree of their region-wide significance, criteria for establishment, manner of preservation, analysis, monitoring and common administration.

PRINCIPLES

The principles used to establish the policy statements contained in this Chapter are as follows:

1. That the Regional Municipality of Waterloo is in a position to influence the pattern of settlement in the Region in ways that will protect the environment of the Region.

2. That the Area Municipal Councils are usually in a position to negotiate the preservation and/or acquisition of Environmentally Sensitive Areas.

3. That environmental policies should complement the work of the Grand River Conservation Authority, the Government of Ontario, the Area Municipalities and other agencies involved in protecting the natural features of the Region.

4. That the Regional Municipality of Waterloo is in a position to both co-ordinate and act as an information centre for the various environmental policies, regulations and by-laws administered by various Governments and Agencies within the Region.

5. Policies for preservation of known groundwater aquifers will be added by amendment to this Plan as studies indicate.

POLICY

The following policy statements are adopted:

The Regional Municipality of Waterloo:

1. Has identified certain natural features which require protective measures as shown in a general form on Map No. 4, Floodplain and Environmentally Sensitive Policy Areas, which forms part of this Plan.

FLOODPLAIN LAND

2. Will co-operate with the Ministry of Natural Resources, the Grand River Conservation Authority and the Area Municipalities, in the establishment of criteria to identify and protect land areas susceptible to flooding.

3. Will support Grand River Conservation Authority policies concerning the reduction of flood water retention capacities, changes in hydraulic characteristics of all watercourses or floodplains on a watershed basis and specifically within the Region.

4. Will support Grand River Conservation Authority policies discouraging the dumping and removal of fill below established and approved flood lines unless the safe storage and hydraulic characteristics of watercourses are retained.

5. Will co-operate with the Ministry of Natural Resources, the Area Municipalities and the Grand River Conservation Authority in the establishment of criteria to regulate the construction and alteration of buildings or structures in areas susceptible to flooding, erosion, and in or on ponds or swamps.

6. Supports any use not requiring the construction of permanent buildings and structures on lands susceptible to flooding provided such use conforms to this Plan, the Grand River Conservation Authority regulations, appropriate Area Municipal Official Plans and Zoning By-Laws.

7. Will assist all seven Area Municipalities in co-operation with the Grand River Conservation Authority in seeking solutions to eliminate or considerably reduce the threat of flooding within their confines in order to permit their continued development, rehabilitation and conservation.

8. Will review all studies of need and requests for funding for projects within the Region related to stream channelization, stream bank stabilization, stream alterations, dams, reservoirs and valley land acquisition to be undertaken in conjunction with the Grand River Conservation Authority in order to establish priorities for inclusion in the Region's five year capital forecast and in conformity with the Policies contained in the Regional Official Policies Plan.

9. Will continue to permit existing residential lots to extend into flood susceptible areas provided no buildings or structures are permitted on that portion of the lot susceptible to flooding.

10. Will establish the criteria of land acquisition through dedication or purchase with respect to the policies related to floodplain land and land along watercourses and will provide support and assistance to the Grand River Conservation Authority and the Ministry of Natural Resources in carrying out these policies. Will establish criteria for owners adjacent to floodplains and watercourses within the Region when seeking a legal change in the use of their land, for agreements, which can ensure compliance with policies in this Chapter.

SPECIALLY DEFINED AREAS

11. Will support policies that prevent the dumping or excavation of fill within lands specially defined by the Grand River Conservation Authority and which are delineated on mapping in the possession of the Grand River Conservation Authority, except where control of flooding or pollution and the conservation of land are not affected and permission is granted by the Grand River Conservation Authority.

12. Will co-operate with the Ministry of Natural Resources and the Grand River Conservation Authority to establish criteria to regulate the dumping or excavation of fill on lands specially defined by the Grand River Conservation Authority, for the control of flooding or pollution and for the conservation of land.

WATER MANAGEMENT

13. Will participate with the Grand River Conservation Authority, the Ministry of Natural Resources and the Ministry of the Environment in the study and implementation of a comprehensive water management plan including reservoirs, dams, channelization, potable water, etc., in the Grand River Basin.

14. Will recognize the provisions of the Environmental Assessment Act, 1975 and all relevant policies in this Plan, for all major water control projects that have a significant impact on the environment.

ENVIRONMENTALLY SENSITIVE POLICY AREAS

15. Will recognize the continued legal use of land contiguous to and within Environmentally Sensitive Policy Areas designated on Map No. 4 being part of this Plan. In order to further clarify the intent of this Policy as to what legal use of land may continue, the following uses of land and buildings as they existed in Official Plans and Zoning By-laws at the time this Plan was approved by the Provincial Minister of Housing may continue:

(1) farming operations and the expansion of same under approved Area Municipal Official Plans and Zoning By-laws and policies and regulations of other government agencies so long as the expansion does not lower the groundwater table through drainage of marshy or swampy areas;

(2) management and the harvest of timber of a woodlot under agreement pursuant to the Provincial Woodland Improvement Act and Forestry Act;

(3) use of wood and the harvest of timber in conformity to the Regional Tree Cutting Bylaw for the owner's personal use for fence posts, fire wood and/or construction;

(4) construction or expansion of a residence on a legally separated parcel of land existing at the time of the approval of this Plan by the Provincial Minister of Housing subject to other policies in this Plan, Area Municipal Official Plans and Zoning By-laws, and policies and regulations of other government agencies, and a site plan indicating the location of the residence on the legally separated parcel;

(5) construction or expansion of a building on existing cleared land contiguous to or within a highly sensitive environmental policy area so long as it does not physically and biologically affect the sensitive area and is in conformity to this Plan, Area Municipal Official Plans and Zoning By-laws, and policies and regulations of other government agencies;

(6) the main use of the area as a private garden or a private woodlot ancillary to the main use;

(7) the use of the area for an approved forest and wildlife management project.

16. Will, when a change in the legal use of land, not in accordance with Policy 15 of this Chapter, has been requested, and when an Environmental Impact Statement has demonstrated that the change in the legal use of land would have a serious impact on the natural eco-systems, require that the alternatives be explored as set out in this Chapter. If there is no means of preserving an Environmentally Sensitive Policy Area as designated on Map No. 4, then an amendment to this Plan is required.

17. Will, when a change in the legal use of land not in accordance with Policy 15 of this Chapter has been requested, and when an Environmental Impact Statement has demonstrated that the change would not have a serious impact on the Environmentally Sensitive Policy Area, permit the change through amendments to Area Municipal Official Plans and Zoning By-laws if necessary, without amending this Plan. This can only be accomplished on the basis that there is a method of intruding upon the Environ-

mentally Sensitive Policy Area without severe damage.

18. Recognizes that the existing statutory powers which may be used by public authorities to acquire and/or protect Environmentally Sensitive Policy Areas as designated on Map No. 4 are divided between the Regional Municipality of Waterloo, the Grand River Conservation Authority and the Area Municipalities.

(1) Upon the approval of this Plan by the Minister of Housing, the Region will consider exercising the following powers in order to acquire and/or protect such areas:

(a) the acquisition of Environmentally Sensitive Policy Areas as may be suitable for extension of existing Regional forests or the establishment of new Regional forests by purchase;

(b) entering into an agreement with a subdivider of lands, which agreement may contain clauses relating to the conservation of land and flood control and may have regard to the health, safety, convenience and welfare of the future inhabitants, as a condition of the approval of a plan of subdivision;

(c) negotiating with the owner of an Environmentally Sensitive Policy Area with a view to having all or part of it either preserved by the owner in a natural and undisturbed state or conveyed by the owner to a public authority for preservation as a condition of the approval by the Regional Municipality of any application for a Restricted Area By -law or Plan of subdivision;

(d) requesting the Grand River Conservation Authority to acquire for conservation purposes such Environmentally Sensitive Policy Areas as may be suitable for such purposes, and sharing the cost of such acquisition as the major benefitting municipality;

(e) requesting the Grand River Conservation Authority to investigate and survey Environmentally Sensitive Policy Areas with a view to imposing flood line and fill, construction and alteration to waterways regulations on such of them as might be protected by same pursuant to the Conservation Authorities Act;

(f) invoking any other statutory authority enabling the acquisition and/or protection of Environmentally Sensitive Policy Areas now enjoyed by the Region or which may be granted to it by subsequent legislation; and

(g) co-operating with any Area Municipality to acquire and/or protect Environmentally Sensitive Policy Areas.

(2) Where an Environmentally Sensitive Policy Area is or is about to be threatened by development, the Area Municipality will consider exercising the following powers in order to acquire and/or protect such areas:

(a) the acquisition of such Environmentally Sensitive Policy Area by purchase;

(b) the enactment of a Restricted Area By-law prohibiting the erection of buildings or structures on any Environmentally Sensitive Policy Area or part thereof that is subject to flooding, or on any such land where, by reason of its rocky, low-lying, marshy or unstable character, the cost of construction of satisfactory waterworks, sewage or drainage facilities is prohibitive;

(c) entering into an agreement with a subdivider of land, which agreement may contain clauses relating to the conservation of land and flood control and may have regard to the health, safety, convenience and welfare of the future inhabitants, as a condition of the approval of a plan of subdivision;

(d) negotiating with the owner of any Environmentally Sensitive Policy Area with a view to having all or part of it either preserved by the owner in a natural and undisturbed state or conveyed to the Area Municipality for preservation as a condition of the approval by the Area Municipality of any application for a Restricted Area By-law, or plan of subdivision;

(e) accepting as part of the park dedication required as a condition of approval of a plan of subdivision the conveyance to the Area Municipality of all or part of an Environmentally Sensitive Policy Area; provided that such dedication will not be accepted where it would adversely affect the Area Municipality's normal ratio of usable park land in any area of the Municipality;

(f) invoking any other statutory authority enabling the acquisition and/or protection of Environmentally Sensitive Policy Areas now enjoyed by the Area Municipality or which may be granted to it by subsequent legislation; and

(g) co-operating with the Region to acquire and/or protect Environmentally Sensitive Policy Areas.

It is recognized however, that in some cases all of these powers will be insufficient to protect such areas under present legislation. In such cases subject to an Environmental Impact Statement, development intrusions will be permitted to extend into the area. Before further development of the area is permitted the Region will process an Amendment to this Plan to delete the whole or that part of the Policy Area affected.

19. Subject to the legal authority to do so, will consider the provision of funds for the purchase of endangered Environmentally Sensitive Policy Areas by a resolution of Council in accordance with policies in this Plan in co-operation and/or partnership with the Grand River Conservation Authority or other public authorities.

20. Shall request Area Municipal Councils to amend their Official

Plans to enlarge upon and more accurately reflect the Environmentally Sensitive Policy Areas of this Plan as they affect that particular municipality.

21. Accepts boundaries of Environmentally Sensitive Policy Areas shown on Map No. 4 as being general in nature on the understanding that more precise boundaries will be established through an Environmental Impact Statement as referred to in Policy 31 of this Chapter.

22. Gives notice that lands designated as Environmentally Sensitive Policy Areas which are privately owned are not free and open for the use of the public. If such lands are proven to be endangered, means of protection or acquisition or both may be considered by the Regional and Area Municipal Councils.

23. Will, within Environmentally Sensitive Policy Areas, strive diligently to gain the full co-operation of the Ministry of Transportation and Communications, the Ontario Hydro, the Bell Telephone Company of Canada, the Provincial Energy Board, the Environmental Assessment Hearing Board and all other relevant Provincial and Federal Ministries and Agencies to not expand existing, or develop new, public works projects which include expressways and trunk roads, Ontario Hydro transmission lines, long distance Bell Telephone cables, trunk gas and oil lines. New Regional roads, trunk water lines, sewer lines, and landfill sites will not be permitted within, over and/or under these sensitive areas. Minor re-alignments and widening of existing provincial, regional, area municipal roads and those services necessary to implement existing legal and approved changes in the legal use of land where they affect the sensitive areas will be permitted after Environmental Impact Statements indicate that any damage which will be done to the Environmentally Sensitive Policy Areas will be of a minor nature and acceptable in the opinion of the Regional Council. Public Works projects approved by the Regional and Area Municipal Councils, Provincial and Federal Governments and their Agencies in co-operation with Regional Council, prior to the approval of this Plan by the Regional Council, will not be affected by this Policy.

24. Will consider the addition of other lands to those designated on Map No. 4 as floodplain or environmentally sensitive on the recommendation of persons or other agencies, provided that an Environmental Impact Statement justifies such an inclusion. Such lands, if accepted by the Regional Council, can only be added to this Plan through the amendment process.

OTHER ENVIRONMENTAL MATTERS

25. Supports the intent of regulations of the Regional Tree Cutting By-law as a significant contribution to the maintenance and improvement of the forests and soil and game resources within the Regional Municipality.

26. Will encourage Area Municipal Official Plans to contain policies on known hazard lands, steep slopes and woodlands of local significance.

27. Will require that applications for development on organic and wet soils which require the approval of Regional Council be accompanied by relevant remedial studies and the recommendations of the Grand River Conservation Authority.

28. Will, in co-operation with the Grand River Conservation Authority and Area Municipal Councils, establish policy on setbacks for buildings and structures along the top of streams and river banks and flood lines of region-wide significance. Where development is proposed in such areas, scaled site plans must accompany the application for change indicating at least:

    (1) location and use of all existing and proposed buildings and structures;

    (2) existing and final contours at two and a half foot (2-1/2') (76.2 centimeters) intervals;

    (3) existing vegetation;

    (4) erosion and siltation control procedures;

    (5) regional flood lines.

29. Will consider the provision of funds for the purchase of endangered Environmentally Sensitive Policy Areas by a resolution of Council in accordance with policies in this Plan and The Planning Act, in co-operation and/or partnership with the Grand River Conservation Authority, Regional School Boards, Area Municipalities, universities and other public agencies who are unwilling or unable to purchase such lands entirely from their own funds, providing the owner is willing to sell.

30. Will encourage recreational uses, recreation corridors, and wildlife management areas on hazard land areas consistent with the precise nature of the hazard.

ENVIRONMENTAL IMPACT STATEMENT

31. Requires in Environmentally Sensitive Policy Areas designated on Map No. 4, that an environmental assessment and analysis for the preparation of an Environmental Impact Statement be carried out when considering proposals for changing the legal use of land and buildings through amendments to Official Plans and Zoning By-laws, or through the addition of new buildings or structures by land severances, subdivision applications or variances.

    The requirement for an Environmental Impact Statement, as defined above may be waived by an Area Municipal Council, in co-operation with the Regional Council where it has been determined that an Environmental Impact

Statement is not warranted under policies within Area Municipal Official Plans or Amendments thereto and Implementation Plans approved by the Regional Council and the Area Municipal Council. Where it has been determined that such a study is not warranted and where there is a need to establish the boundary of an Environmentally Sensitive Policy Area, the Region and the Area Municipality may undertake an environmental assessment to do so.

An Environmental Impact Statement shall be carried out as follows:

(1) by a qualified professional, with prime expertise in environmental sciences;

(2) the study or undertaking shall indicate the environmental quality and character of the Environmentally Sensitive Policy Area based on the following criteria which are developed as guidelines:

(a) the occurrence of significant rare or endangered indigenous species within the designated area;

(b) the identification of plant and/or animal associations and/or landforms which are unusual or of high quality regionally, provincially or nationally;

(c) the classification of the area as one which is large and undisturbed thereby potentially affording a sheltered habitat for species which are intolerant of human disturbance;

(d) the classification of the area as one which is unique with limited representation in the Region or a small remnant of once larger habitats which have virtually disappeared;

(e) the classification of the area as one containing an unusual diversity of plant and animal communities due to a variety of geomorphological features, soils, water and micro-climatic effects;

(f) the identification of the area as one which provides a linking system of undisturbed forest for the movement of wildlife over a considerable distance;

(g) the performance of the area in serving a vital ecological function, such as maintaining the hydrological balance over a widespread area acting as a natural water storage or recharge area; or

(h) the recognition of the area as one demonstrating any of the above qualities but suffering a reduction of its uniqueness or rareness by the intrusion of human activities.

(3) the study or undertaking shall consist of:

(a) a description of the purpose of the undertaking;

(b) a description of and a statement of the rationale for;

(i) the undertaking;

(ii) the alternative methods of carrying out the undertaking; and

(iii) the alternatives to the undertaking;

(c) a description of;

(i) the environment that will be affected or that might reasonably be expected to be affected, directly or indirectly;

(ii) the effects that will be caused or that might reasonably be expected to be caused to the environment; and

(iii) the actions necessary or that may reasonably be expected to be necessary to prevent, change, mitigate or remedy the effects upon or the effects that might reasonably be expected upon the environment by the undertaking, the alternative methods of carrying out the undertaking and the alternatives to the undertaking;

(d) an evaluation of the advantages and disadvantages to the environment of the undertaking, the alternative methods of carrying out the undertaking and the alternatives to the undertaking;

(e) involvement of the owners of the land, and those owners lying adjacent to the subject lands being studied, in the environmental impact analysis before completion of the Statement.

32. Will before giving final approval to change in the legal use of land, have the environmental impact analysis studies and Environmental Impact Statements reviewed by the Ecological and Environmental Advisory Committee who will make a recommendation to the Regional Committee of Planning and Development who in turn may hold a public meeting on the subject matter as well as receive the views of any Government or Agency involved in the undertaking, and who will then forward a recommendation to the Regional Council for action.

33. Will support the continuation of the Ecological and Environmental Advisory Committee to the Regional Committee of Planning and Development under the terms of reference as approved by the Regional Council.

34. Will co-operate with the Ministry of Natural Resources of the Province to prepare guidelines for acceptable positive practices of forest, wildlife management and other complementary uses within the Regional Municipality to complement policies in this Plan.

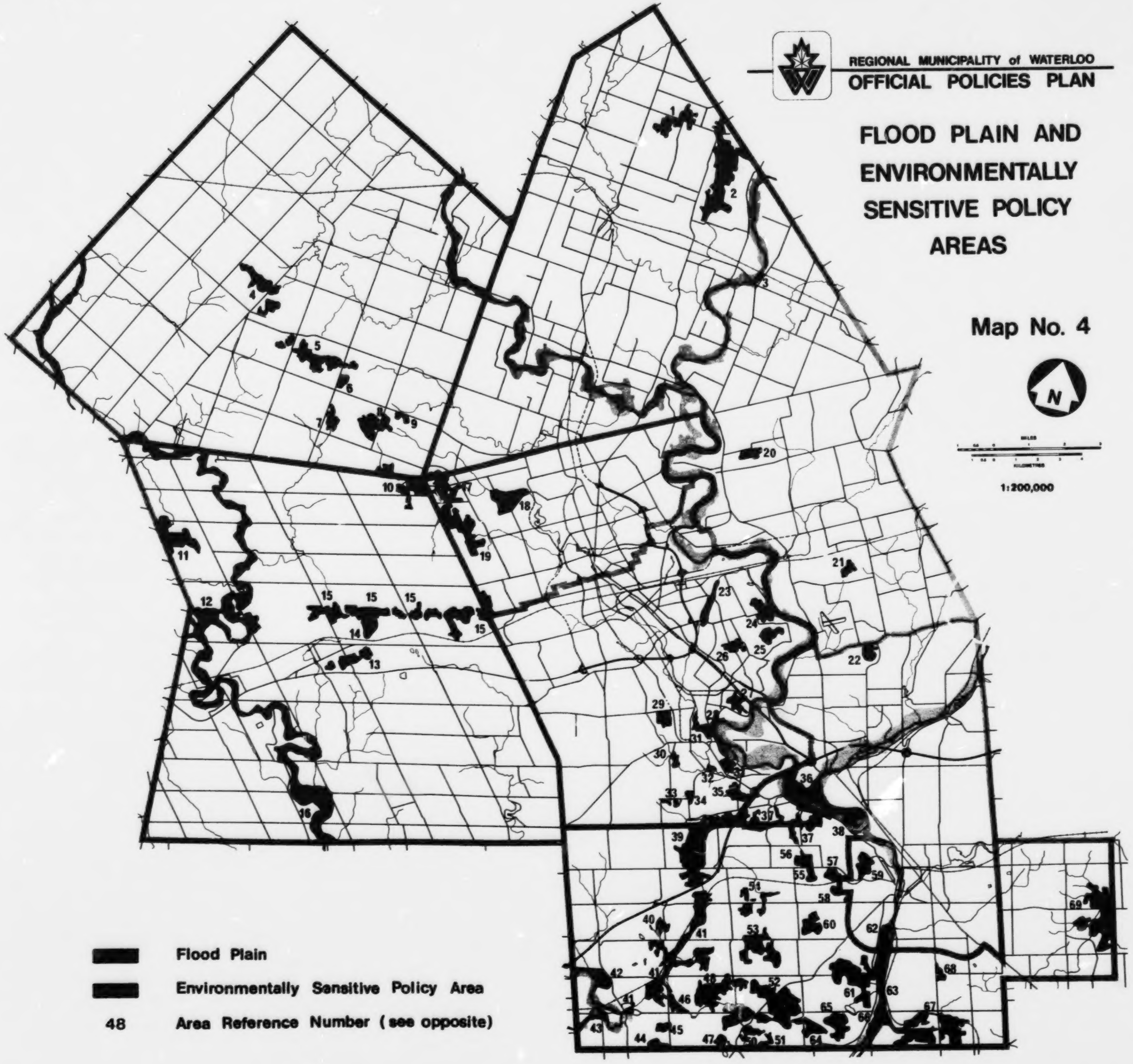
ENVIRONMENTALLY SENSITIVE POLICY AREAS

1. North Woolwich Regional Forest (includes Waterloo Regional Forest, Sandy Hills Tract)
2. North Woolwich Swamp
3. Vagle River Bank
4. Crosshill Woods
5. Wellesley Concession Forest
6. St. Clements Sphagnum Bog
7. Bamberg Swamp and Bog Lake
8. Paradise Lake
9. Heidelberg Area
10. Sunfish Lake Area (includes Waterloo Regional Forest Townline Tract)
11. Philipsburg Swamp
12. Philipsburg Forest
13. Baden Hills
14. Spongy Lake
15. St. Agatha Forest (includes Waterloo Regional Forest Petersburg Tract)
16. Nith River Valley
17. Schaefer's Woods
18. Laurel Creek Conservation Area
19. Forested Hills
20. Bloomingdale Heronry Woods
21. Breslau Heronry
22. Kossuth Bog
23. Stanley Park Conservation Area
24. Natchez Hills
25. Lackner Woods
26. Idlewood Park
27. Hidden Valley/Bird Ridge
28. Petrifying Spring
29. Steckle's Woods
30. Strasburg
31. Homer Watson Park (includes Waterloo Regional Forest Doon Tract)
32. Oregon Pond Woods
33. Strasburg
34. Strasburg
35. Doon Pinnacle Hill
36. Junction of Speed and Grand Rivers
37. Blair Swamp
38. Cruickston Park Farm
39. Roseville Swamp
40. Reid's Lake (Lester's Lake)
41. Cedar Creek Spillway and Ayr Dam
42. Greenfield Swamp
43. Nith River Banks West of Ayr
44. The Turnbull Lake Basin
45. Little Turnbull Lake
46. McCrone Lake
47. Dickson Wilderness Area
48. Hungry Hill
49. Bannister and Wrigley Lakes
50. Miller's Lake
51. Upper Glen Morris Road
52. #52 Highway and #24 Highway North Dumfries Township Concession 7 Forest Area (includes Waterloo Regional Forest Sudden Tract)
53. Alps Woods (includes Grand River Conservation Authority Dryden Tract)
54. Barrie Tract
55. Orr's Lake
56. Altrieve Lake and Forest
57. Barrie's Lake
58. Gilholm Marsh
59. Salisbury Ridge and Victoria Park
60. Milroy Lake (Veitch's Lake)
61. Taylor's Lake (Beake Pond)
62. West River Bank, "Footbridge" and islands
63. East River Bank by "Footbridge"
64. Grass Lake (Paris Cranberry Bog)
65. Dean's Lake (Long Lake)(includes Waterloo Regional Forest Dean's Lake Tract)
66. West River Bank below "Footbridge" and islands in the Grand River
67. Branchton Swamp and Woods
68. Oliver's Pond and Bog
69. Beverly Swamp

REGIONAL MUNICIPALITY of WATERLOO
OFFICIAL POLICIES PLAN

FLOOD PLAIN AND ENVIRONMENTALLY SENSITIVE POLICY AREAS

Map No. 4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▬ Flood Plain

▬ Environmentally Sensitive Policy Area

48 Area Reference Number (see opposite)

Health and Social Services: Maintaining a healthy community

CHAPTER FOURTEEN

The Regional Municipality is responsible for a wide range of services which fall under the heading of health and social services including public health services, Regional Municipal social services, services for senior citizens, library service in the four Townships, and protection of people and property through the Waterloo Regional Police Force.

The broad goal of health and social services is to create a social environment that will enhance the state of well-being and quality of life for the residents of the Region.

This will be accomplished by a continuing program of evaluation of services provided either directly by the Region or by the Federal or Provincial Governments or other agencies involved, in order to adapt these services to meet the changing needs of people.

In approaching the task of providing health and social services, it is recognized that many other agencies, including volunteer groups with excellent records,are vitally interested and involved.

The cost of continuing existing and commencing new health and social service programs is tied to many known as well as unknown factors such as unemployment, sickness, senior government funding programs and varying pressures and needs of minority groups. All programs in existance must be constantly monitored with the view of minimizing cost yet meeting the social needs of the citizens of the Region. No new programs should be undertaken by the Regional Council until full studies on costs, needs and the alternatives have been presented and studied by the Council. Nothing in this Chapter will be construed as committing the Regional Council to expenditures of funds. All funding programs must be specifically approved by the Regional Council before implementation.

PRINCIPLES

In developing the policies in this Chapter, the following principles were developed:

1. That the responsibility for programs to enhance the well-being of residents of the Region is shared with other levels of senior government and private agencies.

2. That programs may be required that will:

   (1) Provide the means and services required to enable all citizens to achieve a reasonable standard of living;

   (2) Enhance the opportunities for gainful employment for all adults of working age and capability;

   (3) Promote and maintain a healthy community.

3. That volunteer organizations play a vital role in helping public authorities provide health and social services programs and in suggesting ways of improving these services.
4. That the Regional Municipality has the capabilities of providing a co-ordinating function in the provision of these services.

POLICY

The following policy statements are adopted:

The Regional Municipality of Waterloo will:

1. Provide the framework for, and participate with other interested agencies in a regional advisory arrangement to include a Health Planning Commission and a Social Planning Commission with a Co-ordinating Committee. Evaluation of this arrangement to take place during the next five years to determine whether integration is feasible.
2. Continue an educational program designed to acquaint residents of the Region with health and social services available for those who need such services.
3. Encourage the active participation of volunteer groups and individuals in the health and social services system in the Region.
4. Seek to make the most economical use of primary health facilities in order to minimize Regional costs and to relieve the burden on secondary and tertiary facilities.

   This will be accomplished by:

   (1) Introducing a systematic approach to the co-ordination and integration of facilities and staff needed for patient treatment;

   (2) Continuing and expanding, where required and feasible, the various services provided by Regional Health and Social Services in order to reduce as much as possible the need for patients to enter institutions;

   (3) Providing facilities and services to ensure the health and well-being of people in the Region and by encouraging other public and private agencies to do the same.
5. Encourage and support the provision of counselling and similar services to families and individuals with a view to reducing the number of children requiring protection and care.
6. Require detailed studies of need and cost concerning any matters affecting day care facilities in order to facilitate private day care facilities and minimize Regional expenditures when providing needed services. Will encourage owners and managers of industrial and commercial establishments to consider the provision of day care services for their employees and customers.

7. Support, after need studies are tabled, the provision of educational and other counselling services needed by people troubled by marital problems, alcohol and drug use, broken homes and other problems that may cause ill health or social or economic distress.

8. Encourage volunteer programs to assist the physically or mentally handicapped to enjoy the benefits of life in the Region including those designed to provide accommodation, employment and recreational or other facilities.

   Agencies providing these services may be given financial or other assistance and where necessary, the Regional Municipality will consider providing such services after need studies are tabled.

9. Monitor demands for accommodation in homes for the aged and take steps, when required, to ensure that there is a sufficient supply of both publicly and privately owned facilities. Continue and expand when need studies are tabled and where feasible, the services provided by the Regional Home for the Aged and support the Outreach Programmes to reduce as much as possible the need for senior citizens to enter institutions.

10. Utilize Federal and Provincial Government programs to provide, in co-operation with the Area Municipalities, needed housing for the elderly in appropriate locations.

11. Support and encourage the extension of health and social services after need studies are tabled, in the major rural settlements.

12. Ensure the provision of adequate library service in the four Townships as population and demand increases, and as need studies indicate.

13. Provide library services for the aged, handicapped and others unable to use established facilities in the four Townships and encourage the continuation and expansion of these services in the three Cities.

14. Support the Waterloo Regional Police Force in protecting people and property, enforcing the laws and through education, preventing crime and breach of the laws, to ensure the continued peaceful security of the residents of the Region.

Transportation Policy: Moving people and goods

CHAPTER FIFTEEN

The movement of people and goods is an important consideration in determining how the Region will develop in the future. The policies in this Chapter are intended to ensure that transportation facilities are provided that will make it as easy as possible for this movement to take place with the least possible disruption to people and the environment.

The facilities dealt with in this Chapter are as follows:

- Roads including traffic signals, other controls,and considerations related to freight terminals
- Public Transit
- Railways
- Waterloo - Wellington Airport

EFFECT OF LAND USE

While the Regional Municipality has varying responsibilities related to transportation, regional policies relating to the use of land have a significant influence on the demand for transportation facilities.

There is a direct relationship between the use to which land is put and the type of transportation facilities required and this was considered in determining the pattern of settlement described in this Plan.

As a result, the Plan provides for a major transportation corridor to serve the population concentrated in Cambridge, Kitchener and Waterloo, which can be used for the movement of people and goods by car, bus or truck, and which, sometime in the future, can serve as the nucleus of a transportation system using other means of travel, such as light rail transit. In addition, the Plan provides for a network of roads linking the cities and other parts of the Region.

The use of land is continually changing and this can have a direct effect on the adequacy of the transportation facilities available, particularly roads and public transit. In planning for transportation facilities, consideration must be given not only to the existing uses of land but also to the uses to which land may be put in the future. These future uses are governed in a broad sense by other policies in this Plan, particularly those dealing with patterns of settlement and population growth. Any new transportation facilities, therefore, must be planned with an eye to what may happen in the future to change travel volumes and travelling habits.

It is also a fact that the existence of transportation facilities can affect the use of adjacent land. The construction of a new road or improvement of an existing road, for example, can make an area more easily reached. The result can be twofold: Homes or business will locate close to the new facility, which changes the use of land; and there will be a corresponding increase in traffic which indicates changes in travel volumes and patterns.

Careful consideration must be given to the location of transportation facilities. The investment of public funds in these facilities should be used as a tool to guide the staging of development as well as to serve the travel demands generated by development.

BY CAR - OR BY TRANSIT

Substantial subsidies offered by the Government of Ontario have enabled many municipalities to improve their public transit service. People are being encouraged to use transit more often for trips to work, to go shopping or to make other visits.

While improved transit service has resulted in higher passenger volumes, it is evident that the private automobile will not become obsolete. There has been an increase in the number of people who travel to work by transit but it has proved extremely difficult to persuade many people to use public transit for other purposes. This is primarily because public transit can better accommodate work trips as compared to other trip types.

Improved transit service will reduce the demands on the highway and street system, thereby reducing or postponing the need for new roads, more traffic lanes and other improvements.

Although positive public transit policies will reduce the need for road facilities, public transit will not eliminate this need. In fact many forms of public transit rely on uncongested roads to facilitate acceptable levels of transit service. Roads are an important element in the overall transportation system, and must be planned for accordingly.

A transportation plan, therefore, must provide facilities that serve both the automobile user and the transit patron, while attempting to reduce the preponderance of automobile users and create a more even balance between the two groups.

ROADS

The Regional Municipality is responsible for a road system serving the geographic area of the Region. The nucleus of this system was the former county and suburban road system which has subsequently been expanded as a result of studies and agreements with the Area Municipalities.

The road system in the Region has been divided into the following classifications:

1. Trunk roads, consisting almost entirely of provincial highways which are the responsibility of the Province of Ontario;
2. Primary Roads, consisting of urban freeways and expressways, urban arterial roads and rural arterial roads, which are generally the responsibility of the Regional Municipality;

3. Secondary Roads, consisting of urban and rural collector roads and urban and rural local roads or streets, which are generally the responsibility of the Area Municipalities.

The Regional Council can add or remove roads from the regional system.

The Region has jurisdiction over the location and operation of traffic signals and must approve any other traffic control device, other than parking controls, proposed by an Area Municipality. It also has certain planning powers within 150 feet (45.72 metres) of any limit of a regional road for the purpose of controlling traffic generation and site design as they might affect traffic operations on the regional road. In addition the Region has the right to prohibit or to control signs, notices and advertising devices within one quarter mile (402.34 metres) of a regional road.

The Region also exercises certain controls over secondary roads which intersect with regional roads and represents the Area Municipalities in dealing with the Provincial Government on matters relating to provincial highways in the Region.

The Plan provides for a continuing review of road and traffic needs so that the regional road system provides the service required.

PUBLIC TRANSIT

There are two public transit services operated by Area Municipalities in the Region: Cambridge Transit, operated by the City of Cambridge and serving the former communities of Galt, Preston and Hespeler; and Kitchener Transit, operated by the City of Kitchener, which provides an integrated service in Kitchener and Waterloo. The City of Waterloo reimburses the City of Kitchener for a proportionate share of the costs of providing service to Waterloo. In addition, there are several privately-owned public transit services providing inter-urban service between communities in the Region.

Under the Regional Municipality of Waterloo Act 1972, the Region can assume the responsibility for providing a public transit service, at which time the service provided by the Area Municipalities will cease to operate.

At the time of adoption of the Plan, the Regional Municipality had not made a decision to assume this responsibility. Instead, a Committee appointed by Regional Council and including representatives of Area Municipalities was given the responsibility for reviewing transit needs and recommending improvements, including suggestions for the eventual assumption by the Region of public transit service.

RAILWAYS

Railways play an important part in the transportation network, providing passenger service between major urban centres and freight service for goods and materials in and out of the Region.

Like many other areas, Waterloo Region has experienced a decline in passenger service in recent years. Only the Canadian National Railway provides passenger service through its Kitchener terminal. Extensive freight service, however, is provided throughout the Region by the Canadian Pacific Railway, the Grand River Railway, and the Lake Erie and Northern Railway, as well as Canadian National.

Trends in rail service are an important consideraton, not only as they affect the transportation network in terms of service, but also because of the significant effects of railway lines, terminals and marshalling yards on the landscape.

There are numerous examples of railway lines which are no longer used or used infrequently because of the changing pattern of rail use or because of the relocation of freight customers. The Plan contains policies to encourage the removal or relocation of such facilities where possible and to review the railway service needs of the Region so that steps can be taken to ensure the best service possible.

WATERLOO-WELLINGTON AIRPORT

Responsibility for the Waterloo-Wellington Airport rests with a Commission appointed jointly by the City of Guelph and the Regional Municipality of Waterloo, which took over this responsibility from the Cities of Cambridge, Kitchener, Waterloo and the former Township of Waterloo. The airport has facilities for freight and passenger service and recreational flying.

PRINCIPLES

In the development of policies contained in this Chapter, the following principles were used:

1. That the movement of people and goods in the Region requires a transportation network incorporating a range of feasible modes of travel which take into account safety, flexibility and economic and social impact.
2. That the use of land has a significant impact on the transportation network and that conversely, the location of transportation facilities can influence the use of land, so that the Regional Municipality's responsibilities related to land use control provide opportunities for a co-ordinated approach to transportation planning.
3. That a more balanced division is desirable between the use of public transit and the use of private automobile to travel within the Region.
4. That the Regional Municipality can influence to some degree

the location and level of rail and air service in the Region.

5. That the following types of transportation terminals are an integral part of the regional transportation system:

   (1) Waterloo-Wellington Airport;

   (2) Railway stations and freight yards;

   (3) Transit stations, stops and yards;

   (4) Truck depots and freight transfer facilities served primarily by trucks and similar commercial vehicles;

   (5) Warehouse facilities;

   (6) Major parking areas.

POLICY

The following policy statements are adopted:

GENERAL

The Regional Municipality of Waterloo:

1. Supports the establishment of comprehensive transportation facilities including a range of feasible modes of travel to accommodate the travel needs of the residents of the Region in a safe, flexible and economic manner and which takes into account the environment and settlement patterns included in this Plan.

2. Will ensure that transportation services and facilities under its jurisdiction are fully co-ordinated in their planning, implementation and operation.

3. Will develop and carry out programs to ensure a positive, responsive and innovative transportation planning process including the following:

   (1) The review of development proposals to offer transportation planning advice and guidance;

   (2) The preparation of reports detailing the analysis and basis for recommendations related to major development proposals;

   (3) Operational planning;

   (4) Short-term needs analyses;

   (5) Planning of long-range transportation systems for rural and urban areas;

   (6) Feasibility planning;

   (7) Providing a transportation planning service to Area Municipalities on request;

   (8) Preparing estimates of the cost of improvements proposed in various transportation studies in order to permit priorities to be determined for inclusion by Regional Council in regional capital works forecasts.

4. Will maintain a close and continuing liaison with all levels of government and other agencies responsible for the provision

or licensing of transportation services which are not within the jurisdiction of the Regional Municipality in order to monitor, analyse and make recommendations regarding the improvement, compatibility and efficiency of transportation systems serving the Region.

ROADS

The Regional Municipality of Waterloo:

5. Has identified Trunk and Primary Roads in the Region which are shown on Maps No. 5 and 6, Transportation Policy which form a part of this Plan.

6. For transportation planning purposes has described existing and proposed roads in terms of their function as follows:

(1) traffic service;

(2) service to adjacent land use activities.

Traffic service generally relates to accommodating vehicles during the portion of their trips between termini while service to adjacent land use activities relates to providing ingress and egress to abutting land uses.

(a) TRUNK ROADS

These roads provide inter-regional or provincial scale service. They provide an almost exclusive traffic service function. Traffic volumes vary. They may be two lane or multilane, divided or undivided as per demand requirements. They are constructed to Provincial Highway standards.

(b) PRIMARY ROADS

The primary roads system provides regional scale service and consists of the following classifications:

Urban Freeways and Expressways

These roads provide an almost exclusive traffic service function. They are multi-lane divided facilities which provide for the movement of large volumes of vehicles between areas and across the city. Access is usually provided only at grade-separated interchanges although staging may indicate at-grade intersections until traffic volumes warrant full grade separation. Freeways usually have higher design speeds than expressways. Freeways and expressways should be buffered from adjacent land uses to the maximum extent possible.

Urban and Rural Arterial Roads

Arterial roads are defined as having a primary traffic service function and a secondary land use activity service function. They may be two lane or multilane, divided or undivided. Intersections are at-grade. Generally, access to abutting lands is strictly regulated and the roads are designed to provide the maximum capacity within the available right-of-way.

(c) SECONDARY ROADS

The secondary road system provides local scale service and consists of the following classifications:

Urban and Rural Collector Roads

These roads provide a predominantly land use activity service function. They serve primarily to collect and distribute traffic between local roads and the arterial network.

Urban and Rural Streets

These streets provide an almost exclusive land use activity service function. They serve primarily to collect and distribute traffic between land uses and the collector network.

7. Has passed or will pass by-laws assuming Regional Roads in accordance with procedures set out in The Regional Municipality of Waterloo Act, 1972.

8. Will allow any existing road not designated as a Primary Road on Maps No. 5 and 6 to be added to the Regional Road System by an assumption by-law for a temporary period of time due to public works taking place on a nearby Regional Road after considering: the implications for adjoining owners of temporary increased traffic volume; the views of affected citizens; and the potential temporary disruption of neighbourhoods.

   The addition of any such road to the Regional Road System for a temporary period of time will not require an amendment to this Plan.

9. Requires that the need to remove any road from the Regional Road System and return the road to the jurisdiction of an Area Municipality or the Province of Ontario be determined by transportation studies similar to those described in Policy 8 in this Chapter.

   This procedure will not require an amendment to this Plan unless the particular road is designated as a Primary Road in this Plan. If not so designated in this Plan, the adoption of a by-law by the Regional Council will be the only requirement.

10. Will, before designating a road as a trunk or primary road not shown on Maps No. 5 and 6 require transportation studies which examine a range of feasible alternatives and which take into consideration the following:

    (1) traffic service implications;

    (2) access;

    (3) public transit possibilities;

(4) environmental consequences;

(5) neighbourhood disruption effects;

(6) alternative locations;

(7) costs;

(8) relocation of people and businesses;

(9) primary school boundary implications and safe access as much as possible for pupils from home to school and return;

(10) social impacts;

(11) views of people in the area;

(12) any other relevant implications.

11. Will undertake transportation planning and engineering studies where required before approving the construction of any widening or extension of any trunk or primary road identified on Maps No. 5 and 6 or any other road which is part of the Regional Road System. The studies will indicate the transportation benefits and alternatives and identify any impacts resulting from such widening or extension on adjacent neighbourhoods, related to family dislocation, community disruption, real estate values and noise and pollution effects. Before any widening or alteration of the road takes place, property owners adjacent to the right-of-way will be informed of the nature and timing of the public works if deemed desirable by the Area Municipal Council.

12. Will purchase any property required for a new road, road widening or any other transportation improvement which is a regional responsibility, where practical and financially feasible, in cases where property is not required to be dedicated.

13. Will conduct studies to establish right-of-way requirements for existing and future Regional Roads, in co-operation with Area Municipal Councils.

14. Will ensure the safety and efficiency of Regional Roads by means of the following:

    (1) Control of parking;

    (2) Establishing criteria for controlling existing and proposed signs and displays within one quarter mile (402.34 metres) of any limit of a Regional Road, for inclusion in Area Municipal By-laws;

    (3) Adopting design criteria for the regulation of entrances to Regional Roads.

15. Will exercise, in co-operation with Area Municipalities, controls related to access and site circulation in locations where the traffic engineering operation of a Regional Road may be affected. Considerations related to land use will be limited to the volume, distribution and character of the traffic produced by the use existing or proposed for a location.

16. Will adopt in co-operation with Area Municipal Council standards to regulate new development adjacent to Regional Roads which include provision for:

    (1) Minimum setbacks for buildings and structures;

    (2) Backlotting of development;

    (3) Berming, screening and fencing;

    (4) Any other techniques to reduce or eliminate noise.

17. Will co-operate with Area Municipal Councils in applying controls related to access, site circulation, and site development affecting traffic to Primary Roads shown on Maps No. 5 and 6 under the jurisdiction of an Area Municipal Council but which roads are likely to be assumed as Regional Roads.

18. Will continue to upgrade and maintain the Regional Road System to meet approved geometric and structural standards adopted by Regional Council.

19. Will encourage the use, where feasible, of road rights-of-way for utility services and horse-drawn vehicle traffic.

20. Will co-operate with Area Municipalities to ensure that secondary roads are planned in a co-ordinated manner to complement trunk and primary roads.

TRAFFIC SIGNALS AND CONTROLS

21. Will ensure that all signal light traffic control devices on a road under the jurisdiction of the Regional Municipality or an Area Municipality be erected, operated and maintained in a manner prescribed by by-law of the Regional Council.

22. Will use traffic control systems and measures to minimize road widening requirements and the need for new roads.

FREIGHT TERMINALS

23. Will encourage the location of truck depots and freight transfer facilities served primarily by truck and similar commercial vehicles as close as possible to trunk or primary roads to minimize the disruption and distress of residential areas without impairing the ability of the trucking industry to provide service to the Region.

PUBLIC TRANSIT

The Regional Municipality of Waterloo:

24. Will carry out studies to identify the long-range transit needs of the Region.

25. Will examine the feasibility of integrating the services provided by private transit systems in order to meet transit needs.

26. Will examine the long-term financial implications of establishing a Regional Public Transit System.

27. Will include in all transportation planning studies a review of public transit services in the Region.

28. Will, in co-operation with the Councils of Area Municipalities that own transit systems and with private transit operators, carry out studies and make recommendations designed to better co-ordinate the services provided by public and private transit operators pending the establishment of a Regional Transit System.

RAILWAYS

The Regional Municipality of Waterloo will:

29. Encourage and support measures to ensure that the most advantageous passenger rail service possible is made available to residents of the Region.

30. Oppose the establishment of commuter rail transit service (GO TRANSIT) between the Region and Metropolitan Toronto.

31. Initiate rail abandonment and relocation studies in co-operation with Area Municipalities where required.

WATERLOO-WELLINGTON AIRPORT

The Regional Municipality of Waterloo will:

32. Regularly review, in co-operation with the City of Guelph, the role of the Waterloo-Wellington Airport and the services it provides to the community in the light of the following:

(1) Changing economic and transportation demands and public demand for scheduled or unscheduled commercial air transportation;

(2) The demand for airport facilities to accommodate business and company-owned aircraft, privately-owned aircraft and the student pilot;

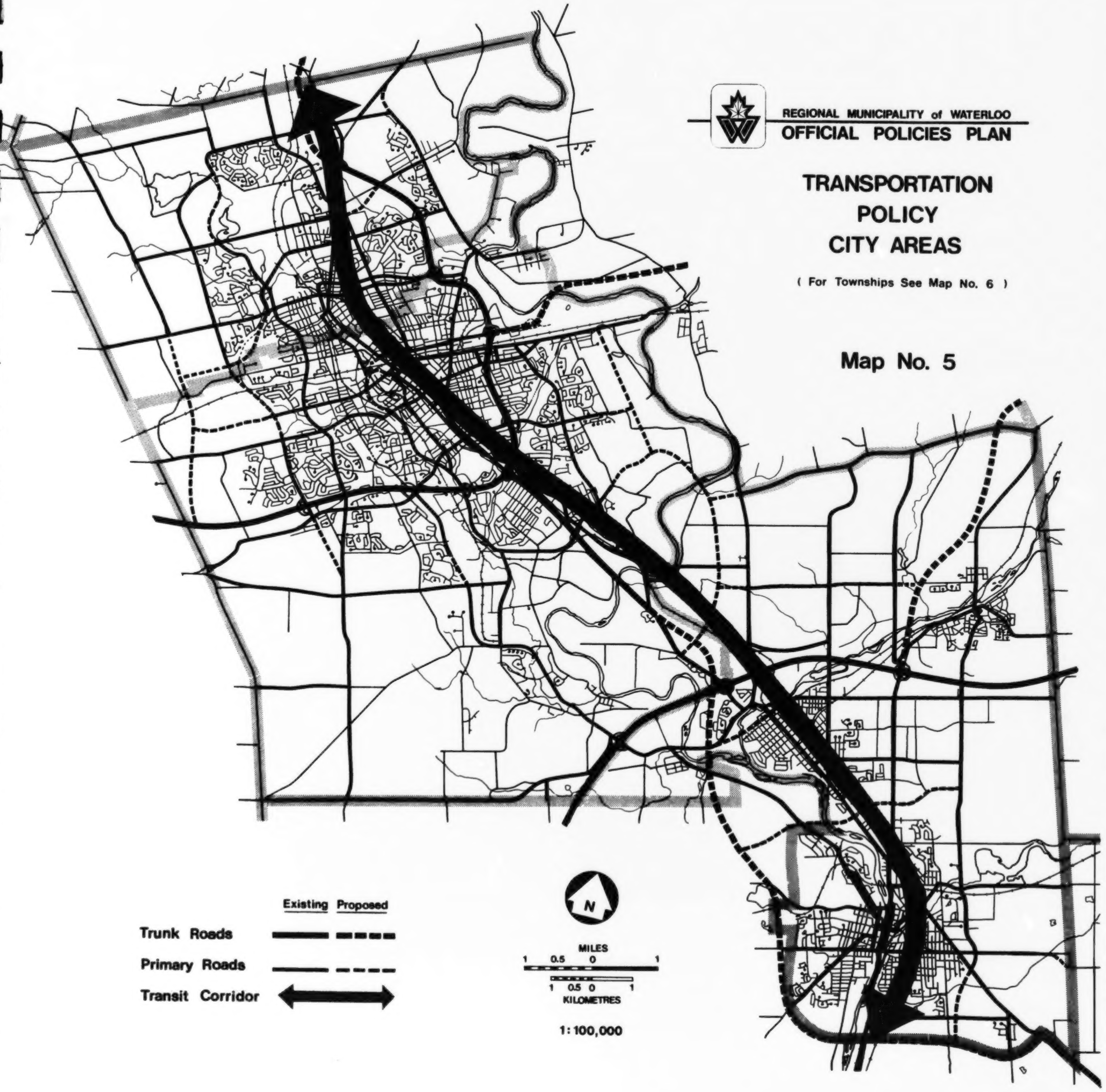
(3) Improvements to the aircraft performance and the availability of new types of aircraft such as the short take-off and landing aircraft (STOL);

(4) Improvements to the airport such as better hangar and maintenance facilities, installation of an instrument landing system, approach lighting, runway extensions, taxiways, etc., according to the site plan as approved by the Council of the Regional Municipality of Waterloo;

(5) Before considering any extensions to the runways of the Airport, Regional Council will hold public meetings.

33. Ensure that Area Municipalities apply noise exposure forecast contours, published by the Federal Ministry of Transport, and comply with all Federal, Provincial and Regional legislation and by-laws, in preparing official plans and zoning regulations for new or expanded settlements in the vicinity of the Airport, so that new development is not permitted in locations where people are likely to be exposed to adverse aircraft noise and vibration and other unwarranted environmental impacts.

34. Ensure that Area Municipalities comply with the Federal Government Aeronautics Act and Regulations which provide that buildings and structures in the vicinity of the airport not interfere with the movement of aircraft.



REGIONAL MUNICIPALITY of WATERLOO

OFFICIAL POLICIES PLAN

TRANSPORTATION POLICY CITY AREAS

(For Townships See Map No. 6)

Map No. 5

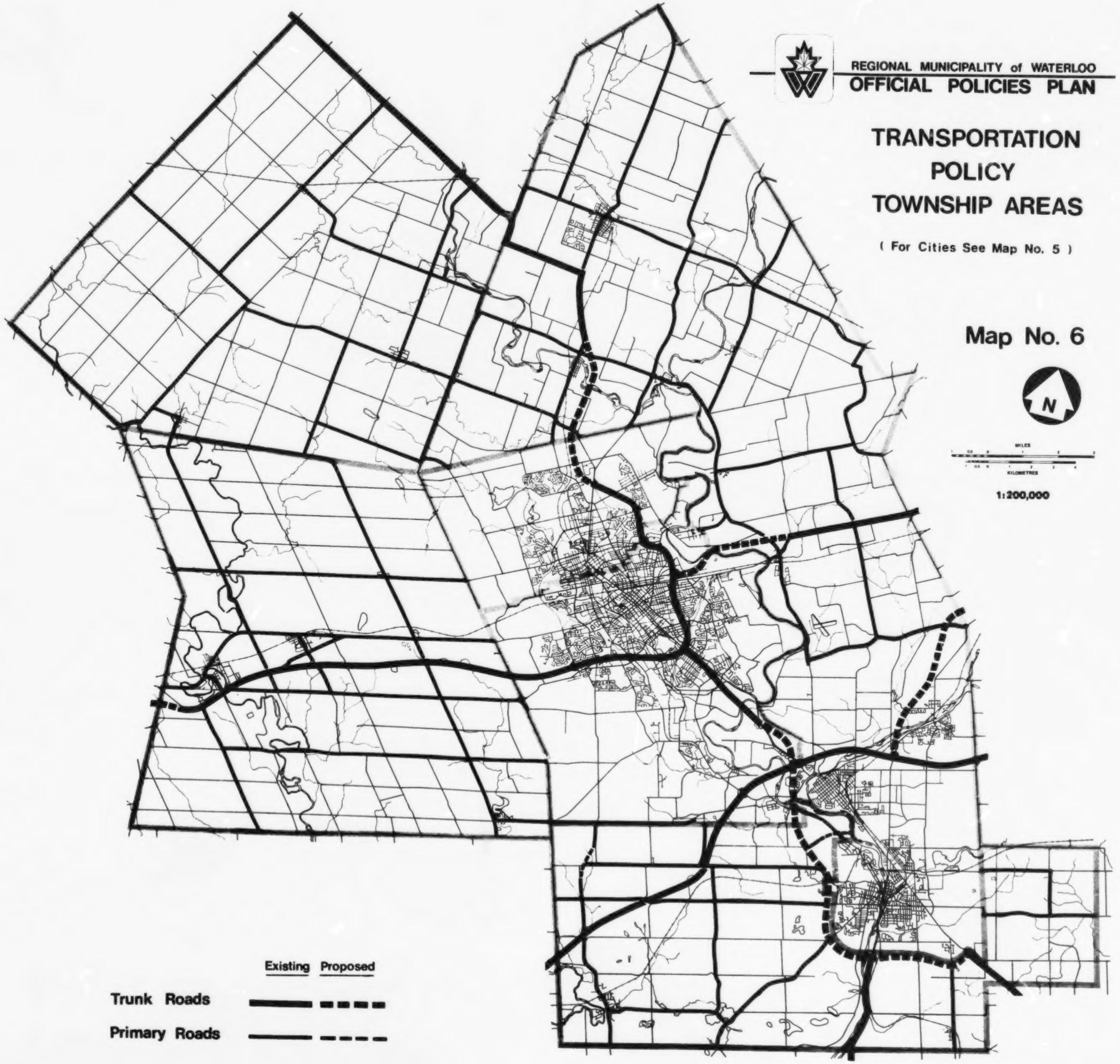
Existing
Proposed
Trunk Roads
Primary Roads
Transit Corridor
N
MILES
1 0.5 0 1
1 0.5 0 1
KILOMETRES
1:100,000

REGIONAL MUNICIPALITY of WATERLOO
OFFICIAL POLICIES PLAN

TRANSPORTATION POLICY TOWNSHIP AREAS

(For Cities See Map No. 5)

Map No. 6


N
MILES
1
0.5
0
1
2
3
1
0.5
0
1
2
3
4
KILOMETRES

1:200,000

	Existing	Proposed
Trunk Roads	▬▬	▬ ▬ ▬ ▬
Primary Roads	──	– – – –

Utilities Policy: The essentials of life

CHAPTER SIXTEEN

This Chapter deals with several services which are essential to life and to a clean and healthy environment, including:

- Clean water which is supplied to Area Municipalities on a wholesale basis;
- Sewage treatment facilities;
- Storm drainage;
- Facilities to dispose of solid wastes.

In addition, the Region has a responsibility to ensure that its citizens are caused the least amount of distress by hydro electric transmission lines and pipelines carrying oil, gas and similar energy materials which pass through the Region.

WATER

The availability of water supplies is an important factor in considering population targets and rates of growth. Without water, the population of the Region cannot increase and industry cannot function.

The following table shows maximum daily demand and projected demands in the three Cities. If the regulations indicated in the following Policy #4 are implemented the maximum daily demand could be materially reduced.

TABLE 3

WATER

MAXIMUM DAILY DEMAND (MILLIONS OF GALLONS OR LITRES)

	1974		1981		1991		2001	
	Gals.	Litres	Gals.	Litres	Gals.	Litres	Gals.	Litres
Kitchener	20.5	77.6	25.3	95.8	33.5	126.8	40.9	154.8
Waterloo	8.3	31.4	11.9	45.0	16.8	63.6	21.2	80.3
Cambridge	13.8	52.2	17.8	67.4	25.7	97.3	36.5	138.5
TOTAL	42.6	161.2	55.0	208.2	76.0	287.7	98.6	373.3

Estimates of available groundwater supplies indicate that the three Cities are assured of enough water to meet demands until 1980, with only minimum restrictions being imposed on water use and more stringent controls on the use of water for industrial purposes. The Region must find an additional 26-30 million gallons (98.4 - 113.6 million litres) a day to supply water demands expected after 1980.

Studies have been made into the cost of a pipeline to bring water from the Great Lakes. Estimates (made in 1973) were as follows:

Lake Erie	$ 99,140,000
Lake Ontario	$ 98,858,000
Lake Huron	$122,657,000

Using the Lake Erie estimate, the cost of water to the consumer would rise from about 15 cents per 1,000 gallons (3785.4 litres) in 1973 to $1.19 per 1,000 gallons (3785.4 litres) in the early 1980's when a pipeline would be completed. The most attractive alternative involves a combination of measures involving:

1. Artificial methods of increasing groundwater supplies by recharge methods in various locations, including sites adjacent to dams proposed by the Grand River Conservation Authority;
2. Construction of other dams within the Regional Municipality to impound water solely for municipal supply;
3. Encouraging more economical water use by industries through the use of recycling processes.

Experiments conducted by the Regional Municipality indicate that artifical recharging of underground supplies is economically feasible and could provide sufficient water to supply the Region's needs well into the future.

By adopting some or all of the measures described above, the Region would remain in a flexible position in respect to ensuring adequate long-term water supplies.

WASTE DISPOSAL

The Regional Municipality is responsible for providing facilities for and controlling the disposal of all wastes, including sewage, storm water and solid wastes (garbage) when assumed by the Regional Council.

1. Sewage Treatment Plants are owned and operated or proposed in 11 locations: Cambridge (Galt, Preston, Hespeler), Kitchener, Waterloo, New Hamburg, Elmira, St. Jacobs, Wellesley, Ayr and Baden.

   While the provision of adequate treatment facilities for municipal sewage is a continuing program it is recognized that the rivers and streams which receive treated wastes have a limited capacity. It is the Regional Municpality's intention to undertake programs that will reduce the volume of wastes before discharging them into municipal sewers. In addition, new developments in waste treatment technology will be examined to find ways of reducing the volume of wastes.

The need for the treatment of storm discharge from urban areas throughout the Region, will be kept under review. The Region will co-operate with any farm group in promoting good farming practices so that the effects of agricultural run-off on receiving streams are minimized.

Under certain circumstances, storm water and municipal drains are contributing to reductions in the assimilative capacity of the receiving stream at the present time.

2. Septic Tank Systems are located throughout the Region, mainly in rural areas. Regional standards governing the installation of septic tank systems are required to avoid health hazards. In addition, technological improvements will be monitored for possible use.

3. Storm Water courses and drains are located throughout the Region, discharging into the rivers and streams of the Grand River system. Working with the Grand River Conservation Authority, the Regional Municipality intends to take steps to ensure that adequate drainage courses are provided for.

4. Solid Waste disposal sites are maintained by the Regional Municipality in several locations with major sites in Cambridge, Kitchener and Waterloo. Numerous smaller sites have been closed and the Region's primary concern is with ensuring that adequate sites are obtained and that the disposal of solid wastes is managed according to the best available methods.

POWER LINES AND PIPELINES

Several major transmission lines of Ontario Hydro traverse the Region, occupying large swaths of land. In addition, underground pipelines carrying natural gas and oil cross various parts of the Region. These are essential services which serve many other areas as well as customers within the Region.

Precautionary measures are required to ensure that both existing and proposed facilities of this nature do not unduly interfere with prime farmland or environmentally sensitive areas or cause distress to citizens of the Region.

POLICY

The following policy statements are adopted:

WATER

The Regional Municipality of Waterloo:

1. Has established as its first priority, the location of a long-term supply of potable water within the Region, and will carry out studies and exploration of the following:

(1) Means of recharging existing acquifers and others as discovered;

(2) Methods of developing and improving induced recharge systems along the major rivers within the Region;

(3) Research, test drilling and bringing into operation new wells;

(4) Participating with other agencies if possible, in construction of dams and reservoirs within the Regional Municipality to impound water wholly or partly for use as potable water supply, using recharge or other systems;

(5) Participate with the Grand River Conservation Authority and other Senior Governments in implementing a comprehensive water management plan in the Grand River Basin;

(6) Require that any consideration or studies on the Grand River system related to water management, affecting the Regional Municipality of Waterloo, take into account the needs of the Regional Municipality relative to flood control, potable water, flow augmentation and recreation;

(7) Require that all water conservation and management projects affecting the Regional Municipality of Waterloo along the Grand River system be subject to the provisions of the Ontario Environmental Assessment Act;

(8) The Environmental Impact Statement for any water conservation or management projects on the Grand River system affecting the Regional Municipality of Waterloo will require that the impact of flood control, potable water, flow augmentation, recreation, impoundment of water on such matters as the surrounding agricultural land, settlement patterns, the Elora Gorge and other such features will be included;

(9) Methods and means of utilizing groundwater resources for potable water use without adversely affecting nearby existing users of the groundwater resources;

(10) Groundwater systems in the vicinity of Cambridge, Kitchener and Waterloo to determine the extent of the source, whether levels are stabilized or liable to fluctuate if further utilized, and possible use of any reserves;

(11) Means of aiding users of farm wells proven to have been adversely affected by Regional Wells;

(12) Means of minimizing the use of groundwater resources from wells in rural areas as other techniques become viable.

2. Will encourage and participate with industry and Senior Governments in programs of research into water resources and methods of treating waste

water and sewage effluent, including experimentation into methods of recycling waste water from households and industry.

3. Will establish a regional water management study group to recommend policy and regulatory requirements to Regional Council and to enforce regulations dealing with the use and conservation of water.

4. May pass by-laws and/or request Area Municipal Councils to pass by-laws to:

    (1) Require existing large water using industries to institute waste water recycling procedures before 1981 and complete recycling systems by 1991. If such procedures are not technically feasible by that time, the time limit to be adjusted by Regional Council;

    (2) Require new large water using industries to install complete waste water recycling procedures at the time of construction, unless otherwise directed by the Regional Council;

    (3) Increase the wholesale water rate to all users to encourage conservation of potable water and deter waste;

    (4) Require water meters on all new water services and on all existing water services when economically feasible;

    (5) Restrict lawn watering and such other uses of potable water as determined by the circumstances;

    (6) Standardize and co-ordinate plumbing inspection regulations to ensure water conservation and pollution control.

5. Require Area Municipalities and operators of new private water supply systems to enter into legal agreements with the Region to ensure the construction, continued operation and maintenance of such facilities in accordance with Regional and Provincial standards and regulations.

SEWAGE

The Regional Municipality of Waterloo will:

6. Attempt to provide new sewage treatment facilities which use improved processes to substantially reduce nutrient and organic loadings on receiving streams.

7. Establish a monitoring system to compare sewage treatment facilities required for proposed developments with existing and proposed capacities to ensure that increased treatment facilities are available when required.

8. Promote and participate in the construction of experimental and proven sewage treatment facilities. Detailed engineering reports describing the use of such facilities must accompany applications for develop-

ment submitted for the approval of Regional and Area Municipal Councils.

9. Prepare criteria and guidelines for engineering-planning reports to be submitted in support of any settlement proposal requiring any type of sewage treatment facility.

10. Establish criteria for the preparation of a pollution control by-law in order to determine those existing and new industries requiring the installation of approved in-plant sewage treatment systems to stop or minimize the discharge of metals and/or toxic pollutants into sanitary sewage systems or directly into receiving streams within the Region. That all existing industries not in conformity with the criteria in the pollution control by-law be brought into conformity by 1981 unless an extension is granted by the Regional Council.

    All new industries in this category must install in-plant sewage treatment systems at time of construction.

11. Continue using sewer surcharge as a means of encouraging industries to install in-plant sewage treatment systems to reduce loads on regional sewage systems. The surcharge formula may be revised from time to time to reflect changes in the costs of treating industrial sewage.

12. Participate with the Federal and Ontario Government Departments of Agriculture, agricultural organizations and other farm groups in programs to reduce pollution of streams and rivers by nutrients from farm sources.

13. Require Area Municipalities and operators of new communal private sewage systems to enter into legal agreements with the Region to ensure that the construction, continued operation and maintenance of such facilities are in accordance with Regional and Provincial standards and regulations.

SOLID WASTE

The Regional Municipality of Waterloo will:

14. Provide facilities to dispose of solid waste in a sanitary, economic and orderly manner by making long-term plans for location and development of suitable sites.

15. Undertake studies of potential sites for the disposal of solid waste which examine the social, economic and environmental impact of each site and the views of affected citizens, in order to minimize the impact on adjoining residents, land uses and the environment.

16. Explore alternative methods of disposing of solid waste and institute new methods considered economic, appropriate and

feasible, including reclamation methods.

17. Co-operate with the appropriate Area Municipality in determining potential uses for each sanitary landfill site which has reached capacity, giving preference to open space and recreational activities. In such instances, Regional Council may consider donating such sites to the Area Municipality for development, maintenance and operation.

STORM WATER

The Regional Municipality of Waterloo will:

18. Prepare a five-year forecast showing priorities and financing required for any acquisition and maintenance of storm water courses. The Region, through its monitoring process and in co-operation with the Ministry of the Environment will consider treating storm water when necessary and when economically feasible.

HYDRO, GAS, OIL AND COMMUNICATION LINES

The Regional Municipality of Waterloo:

19. Require that major hydro-electric power lines, oil lines, gas lines, lines conveying other materials, inter-regional and/or inter-provincial communication lines traversing the Region above or below ground be constructed, maintained and operated as follows:

(1) Lines to be located so as to serve in an orderly and economic manner those areas they are intended to serve;

(2) Lines to be located in such a manner to minimize their impact on people, the adjacent uses of land, the ecology and the environment.

20. Encourage, where feasible the multiple use of utility corridors including the rights-of-way of trunk and primary roads and railroads for recreational trails and/or corridors.

21. Require an Environmental Impact Statement which takes into account the views of affected citizens, prior to the approval for construction of any major utility described in Policy No. 19 of this Chapter, within the Regional Municipality.

22. Require that buried and above ground major utilities as described in Policy No.19 of this Chapter within the Regional

Municipality be constructed, maintained and operated according to the following minimum criteria:

(1) that soil removal in trench construction shall be carried out so that top soils are replaced in their correct order;

(2) that surplus soils derived from trench excavation and construction debris be disposed of in a manner acceptable to the landowner and the Area Municipality;

(3) that construction be timed to minimize crop losses;

(4) that where necessary, construction operations be temporarily fenced to prevent trespassing of or injury to people and animals;

(5) that the Regional Municipality and/or the Area Municipalities be consulted respecting the crossing of their roads;

(6) that the Grand River Conservation Authority be consulted respecting the crossing of any stationary or moving body of water;

(7) that ancillary above-ground facilities should be architecturally and visually harmonious with the surrounding area, to the satisfaction of the Area Municipality;

(8) that any odour, noise or other emission from a utility facility shall be abated to the extent practicable and to a level acceptable to the Regional Municipality and affected Area Municipalities;

(9) that utility facilities be located so as to avoid areas of prime ecological significance, high agricultural capability (where possible), and prime arboreal value and be constructed and maintained so as to minimize loss of flora, fauna or aquatic life;

(10) that routes for construction and maintenance traffic shall be approved by the landowner and the Area Municipality prior to the commencement of construction.

23. Require that in respect only to buried major utilities as described in Policy No. 19 of this Chapter, the following additional criteria be followed:

(1) that seeding and/or replanting be carried out on steep slopes or other locations to prevent soil erosion, to the satisfaction of the affected Area Municipality;

(2) that where a utility crosses or is located beneath any road or street within the Regional Municipality that the road or street be restored to at least the condition existing at the time of commencement of excavation for the utility;

(3) that where high pressure pipelines are located in areas where settlement exists or is proposed either in rural or urban areas, thicker pipe casing and/or special locational practices shall be utilized in accordance with the standards established

by the Ontario Energy Board and the National Energy Board;

(4) that contingency plans to deal with a break or other emergency shall be submitted to and approved by the Regional Council and the affected Area Municipality prior to the construction and operation of a utility;

(5) that if any damage occurs to the natural soil or surface drainage, farm field tile beds or fencing, the original situation be made whole to the satisfaction of the property owner.

24. Requires that in respect only to the above-ground major utilities as described in Policy No. 19 of this Chapter, the following additional criteria be followed:

(1) that where possible, towers and other fixtures be located on lot or fence lines, hedge rows or the edges of agricultural holdings to minimize interference with agricultural operations;

(2) subject to the findings of an Environmental Impact Statement that improved appearance towers or structures or underground techniques be used where possible, in areas of urban concentration or areas where visual impact would be high and that these be approved by the Regional Municipality and the affected Area Municipality;

(3) that plans will be prepared and implemented subject to the approval of the Regional Municipality and/or the affected Area Municipality to achieve multiple use of the surface of a right-of-way containing a utility;

(4) that no damage be made to the natural soil or surface drainage, farm field tile beds and fencing and if disturbed the original situation be made whole to the satisfaction of the property owner.

25. Seek the co-operation of corporations and commissions responsible for the regulation, transmission and delivery of hydro, gas, oil and communication services within the Region in planning the future development and staging of their systems with the Regional and Area Municipalities in order to optimize policies in this Plan and Area Municipal Official Plans. The responsibility of implementing standards to this particular policy lies with Area Municipalities.

26. Ensure environmental impact analysis and citizen involvement where development proposed by corporations and commissions responsible for hydro, gas, oil and communication systems within the Region will have a major social and environmental impact. Standards and decisions required in these instances will be the responsibility of Area Municipal Councils with any Regional input as required.

Regional Finance Forecasting: Making needed funds available

CHAPTER SEVENTEEN

The implementation of policies in this Plan will require substantial sums of money over a long period of time.

To determine the source of these funds and to establish priorities in terms of competing projects, the Regional Municipality requires a system of financial forecasting.

The system involves the annual preparation of a capital budget and forecast which shows projects proposed over a period of five to ten years. Priorities for undertaking the projects will be related to the policies in this Plan with the objective of ensuring equality to all the residents of the Region.

POLICY

The following policy statements are adopted:

The Regional Municipality of Waterloo will:

1. Undertake no public works or pass any by-law that does not conform to the policies in this Plan.
2. Prepare annually a five year capital budget and forecast taking into account the priorities and policies in this Plan. The capital budget may be revised from time to time in order to fulfill the goals and policies of this Plan.
3. Establish a three-year staging program of regional works for the orderly and economic development of settlement patterns for use by Area Municipalities in preparing their own two-year staging of development plans.
4. Approve annually a current budget which reflects the priorities and policies of this Plan and the five-year capital budget.
5. Encourage Area Municipalities to prepare annually a five year forecast of capital expenditures.

Citizen Participation: Planning with people

CHAPTER EIGHTEEN

This Plan was prepared with the assistance of many citizens who, either individually or through organizations, contributed ideas and suggestions or took part in many public meetings held throughout the Region at various stages of the Plan's preparation.

The Regional Municipality is committed to a program of continuing dialogue with citizens in regard to the policies contained in this Plan, so that it accurately reflects the views and needs of residents of the Region. The program will include an annual review of the Plan at public meetings and through The Conestoga Wagon, a newspaper published by the Regional Municipality and widely circulated throughout the Region.

In addition, Regional Councillors and staff members will meet with residents from time to time to discuss problems and exchange ideas and views. Not least, the Plan contains provisions to ensure that citizens can make their views known on matters which may affect them.

POLICY

The following policy statements are adopted:

The Regional Municipality of Waterloo will:

1. Create the means whereby the public can be informed about the planning and development taking place in the Region and to become involved and participate in that planning in accordance with the policies in this Plan prior to decision-making.
2. Publish annually, or more frequently if determined by Regional Council, a newspaper entitled The Conestoga Wagon, containing information related to this Plan of interest and concern to residents of the Region and inviting comments, ideas and other reactions; and distribute the newspaper as widely as possible throughout the Regional Municipality.
3. Encourage citizen participation when considering changes to this Plan or other matters related to the Plan, by using publicity, advertising and other techniques including the following:

(1) The Conestoga Wagon

(2) News Media

(3) Open Houses

(4) Meetings

(5) Displays and exhibits

(6) Speaking engagements

The format of any citizen participation program is a responsibility of Regional Council but Area Municipal Councils will be requested to help by arranging meetings, determining the format of such meetings and making staff available when required.

4. Require that any proposed Area Municipal Official Plan or Amendments thereto, and Area Municipal Zoning By-laws that are deemed by the Area Municipal Council to be of public concern be presented to the public affected by such actions before being considered for approval or comment by the Area Municipal Council and the Regional Council. A statement describing the involvement and reaction of the public concerning the above, must accompany any Official Plan, Amendments to Official Plans or Zoning By-laws forwarded to the Regional Council for approval and/or comment. Where modifications are recommended by the Regional Council to the Area Municipal Council to the plans and by-laws noted above, the Area Municipal Council may determine whether further public meetings are required. Amendments to the Regional Official Policies Plan will also be subject to public involvement prior to being submitted to the Regional Council for adoption and recommendation to the Ministry of Housing.

5. Require that when informing the public of proposed legal changes in the use of land/or buildings through changes in Official Plans, Amendments thereto and Zoning By-laws prior to being considered for approval by the Area Municipal Council, that site plans be attached to the proposal wherever applicable and feasible in the opinion of the Area Municipal Council.